



**Henley Road**  
Sandford-on-Thames

**Carter Jonas**

## 44 HENLEY ROAD SANDFORD-ON-THAMES OX4 4YP

Open Plan Kitchen/ Dining/ Family Room · Sitting/  
Playroom · Study/ 4th Bedroom · Shower Room · Utility  
· 3 Double Bedrooms · Family Bathroom · Pretty  
Garden · Driveway Providing Parking · EPC C

### DESCRIPTION

Built in 1929 and originally the Oxford Constabulary Police Station, this impressive semi-detached property has recently undergone an extensive renovation project with much attention to detail and now provides a beautifully presented, stylish family home.

Much thought has been put into the layout of the accommodation. Of particular note and forming the hub of the house is the superb open plan kitchen/dining/family room, a spacious, bright and airy space created by extending the property to the rear. Bi-folds doors were installed along the rear wall to open the room completely to the South facing garden to provide an ideal family gathering and entertaining space. The fully fitted kitchen has a range of units and a large island, with the sitting area enjoying a wood burning stove. The remainder of the ground floor comprises a sitting/playroom to the front, a utility room arranged off the kitchen, and a study and ground floor shower room providing the flexibility for the study to be used as a fourth bedroom. At first floor level are three double bedrooms and the family bathroom. The main bedroom enjoys a dual aspect and the lovely feature of a period fireplace.

The enclosed South facing rear garden principally laid to lawn with flower borders, provides a pretty setting with a terrace next to the house being ideal for al-fresco dining. A driveway to the front provides off-street parking with an electric car charging point.

**BEAUTIFULLY RENOVATED FAMILY HOME OFFERING FLEXIBLE, STYLISH ACCOMMODATION WITH PRETTY SOUTH FACING GARDEN AND DRIVEWAY TO THE FRONT PROVIDING OFF STREET PARKING**



## ADDITIONAL INFORMATION

### LOCATION

Sandford-on-Thames is conveniently located on the edge of both Oxford and the countryside, providing excellent links to the A34, A40 and M40, as well as the Business and Science Parks and hospitals. Within walking distance is Sandford Lock which provides access to beautiful riverside walks and cycle rides into Oxford and Abingdon. The village offers a range of amenities, including a community shop and café, village hall, two pubs and the facilities at the The Voco Oxford Thames Hotel.

**SERVICES** · All mains services are connected.

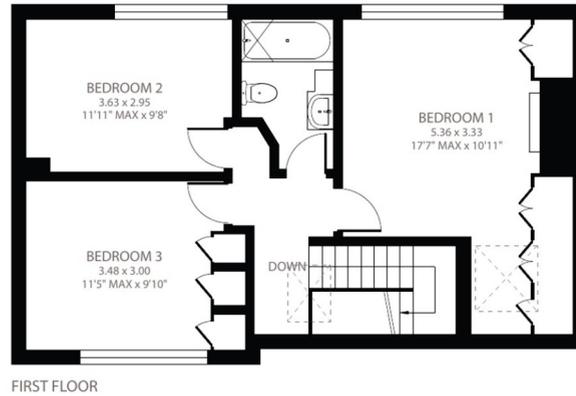
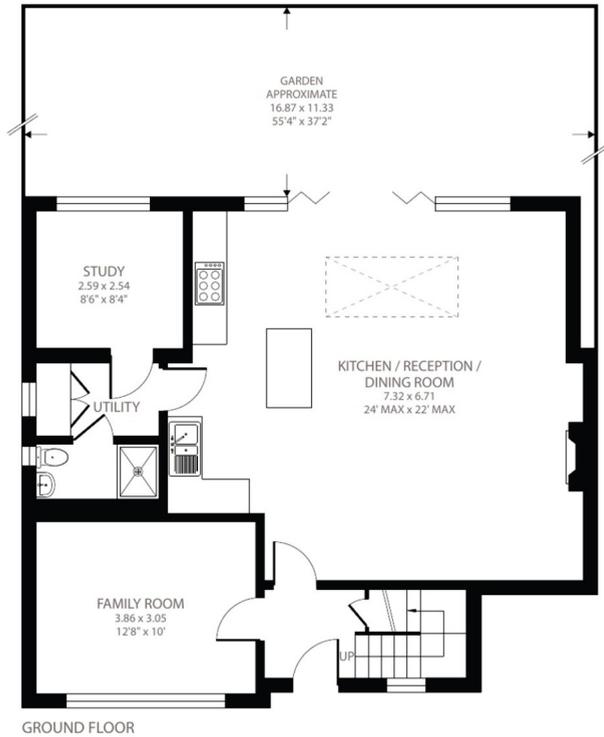
- Gas fired central heating.
- Council Tax: Band E
- Tenure: Freehold with vacant possession on completion.
- Local Authority: South Oxfordshire District Council
- EPC C



## Henley Road, Sandford-on-Thames, Oxford, OX4

Approximate Area = 1414 sq ft / 131.3 sq m

For identification only - Not to scale



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcheom 2023. Produced for Carter Jonas. REF: 967669

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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