



**Mill Lane**  
Iffley Village

**Carter Jonas**

# 18 MILL LANE OXFORD OX4 4EJ

3/4 bedrooms  
2 receptions  
off-street parking  
outdoor terrace & garden with river frontage

## DESCRIPTION

A rare opportunity to purchase a property set in an elevated position with grounds rolling down to the River Thames, offering scope to create a wonderful home with views along the river and beyond. The property was built in 1957 and is currently arranged over two floors. With river views throughout, the living room has sliding doors leading out onto the terrace and garden, as does the ensuite extension bedroom/study. The first floor offers three bedrooms and a family bathroom.

The property is approached via a wooden gate which opens on to steps leading down to the front door. There is a path round to the front of the house where a good sized terrace makes for perfect outdoor dining whilst taking in the extensive views across the River Thames. The garden rolls down to the river and is mainly laid to lawn with mature trees and shrubs.

## LOCATION

Iffley has retained a unique village feel despite being well within Oxford city. The village is on the River Thames and from Iffley lock the tow path beside the river leads to the city centre. Much of the area lies within a Conservation Area, with a well-patronised village shop, a public house, two hotels and a fine parish church dating back to the 12th century.

Oxford, with its famous university, shops and excellent choice of schools, is easily accessible by car, bus and bicycle. Meanwhile, Oxford mainline train station offers services to London Paddington in just under an hour.

**A RARE OPPORTUNITY TO BUY A PROPERTY IN MUCH SOUGHT AFTER IFFLEY VILLAGE SET IN AN ELEVATED POSITION OFFERING SCOPE TO CREATE A WONDERFUL HOME WITH VIEWS ALONG THE RIVER AND BEYOND.**



Further information:

Tenure: Freehold with vacant possession on completion.  
Services: All main services are connected.  
Local Authority: Oxford City Council.  
Council Tax Band E.

The location of this property is in flood zone 2.

Mobile phone coverage and speeds can be checked here: [checker.ofcom.org.uk](http://checker.ofcom.org.uk), however, all providers are predicted to have good levels of service inside at this property.

Broadband speeds can be checked here: [checker.ofcom.org.uk](http://checker.ofcom.org.uk). The maximum download rate is predicted to be 1000mbps with a 100mbps upload speed, subject to availability.

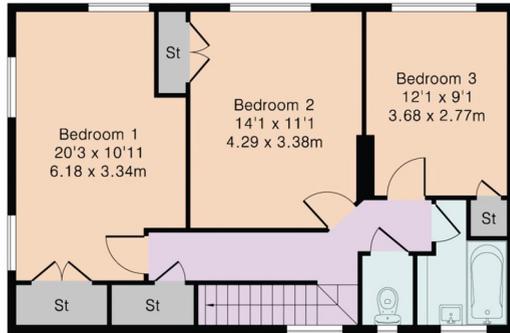
## ADDITIONAL INFORMATION

**Viewing:** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

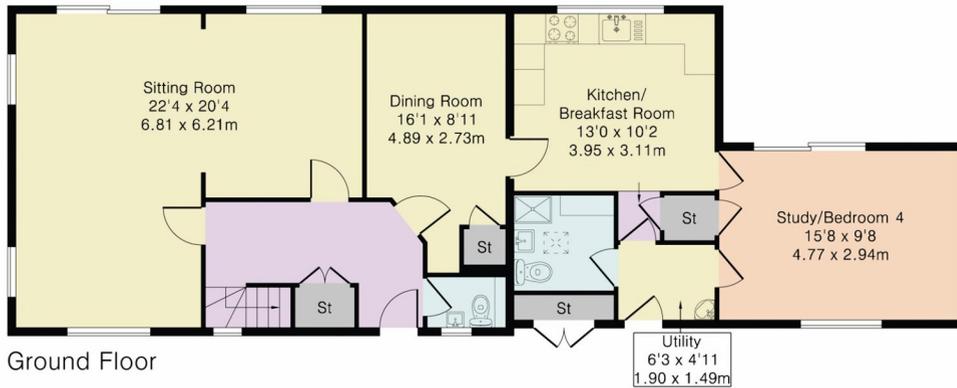
**Directions:** OX4 4EJ



Approximate Gross Internal Area 1731 sq ft – 161 sq m  
 Ground Floor Area 1086 sq ft – 101 sq m  
 First Floor Area 645 sq ft – 60 sq m



First Floor



Ground Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Carter Jonas

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Offices throughout the UK



**IMPORTANT INFORMATION**

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