



20 CHESTER STREET OXFORD OX4 1SN

4 bedrooms & 2 bathrooms
open plan kitchen/dining room
double reception room
garage & off street parking

DESCRIPTION

A beautifully renovated Edwardian terraced house situated in sought after Iffley Fields offering excellent family living space. The property was extensively renovated in 2019/2020 and extended into the loft and basement. Now arranged over four floors, the accommodation comprises a light and airy, dual aspect sitting room with sash windows and log burner on the ground floor, while steps lead down to a wonderful family kitchen with granite worktop throughout and furnished with a large island with storage underneath. At the far end is the dining area and doors opening out onto a patio, perfect for outdoor dining. A very useful utility room is also on the lower ground floor with a cloakroom.

Upstairs on a half landing is a spacious family bathroom with a separate shower and underfloor heating. The first floor has two good sized double bedrooms, one with fitted wardrobes, and the top floor has a further two bedrooms and a shower room, also with underfloor heating. Outside to the rear is a pretty landscaped garden and a pathway leading to a garage with an electric garage door, EV power point, and additional parking in front.

LOCATION

Iffley Fields is a highly sought after area consisting of mainly Victorian and Edwardian houses with St Mary and St John primary school nearby and open spaces along the Isis. There are local pubs and restaurants, Oxford University sports grounds in the area, and public transport to London passes nearby. The location provides easy access to the comprehensive amenities of Iffley, Cowley and Oxford city centre. Additionally, good Oxford schools (private and state) are within easy reach, as are the Headington hospitals and both Oxford and Brookes University.

A BEAUTIFULLY PRESENTED, RECENTLY RENOVATED FAMILY HOME WITH GARAGE AND PARKING IN MUCH SOUGHT AFTER IFFLEY FIELDS, CLOSE TO SCHOOLS, OPEN SPACES AND OXFORD CITY CENTRE.



FURTHER INFORMATION

Wired NEST smoke alarms are installed in the kitchen and hallway.
Both PV and Solar panels on the roof.
Double glazing throughout.
Vehicle charging point 7KW from a distribution board with its own cut-out.
Council Tax Band D.
All mains services connected.
Gas central heating.
Tenure: Freehold with vacant possession on completion.

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

Broadband is currently Virgin fibre 250Mbps.
Other speeds can be checked here: 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 1SN



Approximate Gross Internal Area 1873 sq ft – 175 sq m
 Lower Ground Floor Area 480 sq ft – 45 sq m
 Ground Floor Area 501 sq ft – 47 sq m
 First Floor Area 381 sq ft – 35 sq m
 Second Floor Area 275 sq ft – 26 sq m
 Garage Area 236 sq ft – 22 sq m



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	82
England, Scotland & Wales		
EU Directive 2002/91/EC		

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Offices throughout the UK



IMPORTANT INFORMATION

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