



Church Way, Oxford, OX4

£1,000,000

The Property Experts UK

| 07565 825436





- Secure this unique & rare riverside opportunity in a well sought after village
- Morning coffee on the balcony enjoying meadows views
- Your choice either a luxury lifestyle home over 3/4 levels (STPP)
- Frequent bus service to city centre or other retail outlets & superstores.
- Imagine creating memories enjoying drinks & BBQ

This riverside location with flexible layout, and development opportunities offers incredible value when putting your mark on it with the right refurbishment.

Property & Layout has flexible accommodations: With up to 8 bedrooms, 3 bathrooms, and 3 kitchens spread over three and a half levels, the layout easily functions as a single sprawling estate or as three separate, self-contained living spaces.

Panoramic Views: The multi-level design allows for superb views of the surrounding meadows and backing from multiple vantage points throughout the house. The walks are spectacular with the river Thames and other wildlife, locks a hand throw from the property.

Refurbishment: The property requires updating, giving the new owner a blank canvas to customize finishes and configure the bedroom-to-living-space ratio exactly to their liking. Grounds & Development Opportunities Riverside Setting: Large, scenic gardens nestled directly in the Oxfordshire meadows along the River Thames provide a peaceful, highly desirable backdrop.

Summer House: The large, partially built summer house comes with planning permission. Finishing this structure offers an excellent opportunity for a dedicated guest house, a home office. or a leisure complex.





 8

 3

 4

 581 m2





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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		
	77	80
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	72	76
England, Scotland & Wales		EU Directive 2002/91/EC

