



Henley Avenue, Oxford

Carter Jonas

27 HENLEY AVENUE OXFORD OX4 4DJ

Main house, Kitchen/dining room, Sitting room, Utility 4
Bedrooms (3 en-suite), ground floor Bathroom.
Annexe Sitting room, Kitchen, Bedroom Shower room.
Driveway parking, garden with Summer House

DESCRIPTION

Situated on Henley Avenue in East Oxford, a short walk to Iffley village, this chalet-style home offers a combination of character, space, and flexibility. Set within a generous plot, the property benefits from a substantial private garden, extensive driveway parking, and versatile accommodation, making it ideal for a variety of lifestyles.

A particular feature of the property is its self-contained ancillary accommodation, providing superb flexibility for multi-generational living, guest accommodation, home-working arrangements, or potential rental income. The single storey annexe, which is arranged at the front of the house with an attractive veranda frontage, includes a reception room, bedroom, bathroom and kitchen, with the option of internal access to the main house if required.

Originally a traditional bungalow, the property has been thoughtfully extended and reconfigured to create a distinctive and stylish property. The main home features a contemporary kitchen complete with a central island, a separate utility room, and impressive living and entertaining spaces designed for modern family life. A striking illuminated glass water wall forms a unique architectural focal point, separating the kitchen/family room with the principal reception room with contemporary fireplace and bi-fold doors opening to the garden. The remainder of the ground floor leading to the annexe offers a family bathroom and an additional versatile room, perfectly suited as a bedroom, playroom, or snug. In addition, a further en-suite bedroom overlooking the garden incorporates a studio-style living area with kitchenette and is currently operated as a successful Airbnb let.

A RARE OPPORTUNITY TO ACQUIRE A DISTINCTIVE AND HIGHLY VERSATILE HOME WITH A SELF-CONTAINED ANNEXE, PERFECTLY SUITED TO MULTIGENERATIONAL LIVING, IN THIS DESIRABLE EAST OXFORD'S RESIDENTIAL LOCATION







On the first floor are two generously sized double bedrooms. The spacious principal suite enjoys beautiful views across the garden from a Juliet balcony and benefits from a stylish open plan en-suite. The second bedroom is equally well-appointed, featuring its own en-suite bathroom and a walk-in wardrobe.

Outside, the property enjoys a large, private rear garden with summer house offering plenty of space for relaxation and entertaining, while the extensive driveway provides ample off-road parking for multiple vehicles.

SITUATION

Henley Avenue is located on the edge of sought-after Iffley, which has two public houses, a hotel and shop. The river and Iffley Lock are nearby with walks along the towpath in and out of Oxford. There are regular bus services into the city centre whilst The M40 (Jct 8) is accessed via the southbound ring road and the A40. Also within easy reach are Florence Park, the local Iffley Road amenities and ever popular East Oxford.

ADDITIONAL INFORMATION

Tenure Freehold

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

Directions OX4 4DJ

Tenure: Freehold with vacant possession on completion.
Services: All main services are connected.
Local Authority: Oxford City Council
Council Tax: Main House: Band F. Annexe Band A
EPC Main House D. Annexe C.
Mobile phone coverage and Broadband speeds can be checked here: checker.ofcom.org.uk,





**Approximate Gross Internal Area 2551 sq ft - 237 sq m
(Excluding Outbuilding)**

Ground Floor Area 1683 sq ft – 156 sq m

First Floor Area 868 sq ft – 81 sq m

Outbuilding Area 165 sq ft – 15 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	77 C
39-54	E		
21-38	F		
1-20	G		

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