



3 Cordrey Green  
Oxford



An extended end-of-terrace house situated on a peaceful, private cul de sac in the heart of sought-after Iffley Village.

Presenting a fantastic opportunity for development, this 1979 property is situated on a popular development with parking, a private garage and a detached two-storey barn and studio which offers potential for a number of uses.



**2 RECEPTION ROOMS**



**3 BEDROOMS**



**1 BATHROOM**



**GARAGE, BARN, STUDIO**



**GARDEN**



**FREEHOLD**



**DEVELOPMENT**



**1,698 SQ FT**



**GUIDE PRICE  
£725,000**



### The property

Inside the property is well maintained and in good condition yet somewhat dated and would benefit from cosmetic modernisation – there is great scope as a project for renovation and further extension, subject to obtaining the necessary consents. The house is well suited as a first family home and offers space and flexibility, with an easy, flowing layout that feels spacious on both floors. Downstairs, the sitting room extends across the back of the house with sliding glazed doors opening to the rear garden. Separately there is a formal dining room at the front of the house, which could equally make a playroom, snug or home office. In addition there is a kitchen and a cloakroom with WC. Upstairs the three bedrooms are all double size and have use of a family bathroom with both a freestanding bath and separate shower.





## Outside

The house is approached via a brick paved driveway, with space for a number of cars in front of the house and the attached single garage. The rear garden is landscaped in a low-maintenance rockery style, with an ornamental garden featuring alpines and shrubs, a patio adjoining the sitting room and attractive borders. At the rear there is a garden shed and a useful brick barn with storage space over two floors, which has excellent conversion potential (subject to permissions) as a potential, studio, home office or annexe.

## Location

Cordrey Green is situated within a conservation area in the Iffley Village area of Oxford. The village, though just two miles from the city centre, retains a unique community feel, with leafy residential roads, historic architecture and an active and vibrant social scene. Local amenities include village stores, pubs and services, with more extensive amenities available at Oxford Retail Park – including superstore shopping – and within the city centre.

There are lovely walks and bike rides along the Thames towpath into central Oxford, reached by crossing Iffley Lock, with delightful views over the water meadows and the university boathouses. Frequent bus services leave from stops along Iffley Road while Oxford station provides regular rail services to London Paddington in 55 minutes. Oxford Parkway has services to London Marylebone. Iffley is conveniently located for the well-regarded selection of central Oxford schools, together with a good selection of independent schools including Cherwell College.



## Distances

- Oxford City Centre 2.3 miles
- Abingdon 9.2 miles
- Witney 15.9 miles

## Nearby Stations

- Oxford 3.3 miles
- Oxford Parkway 9.5 miles

## Key Locations

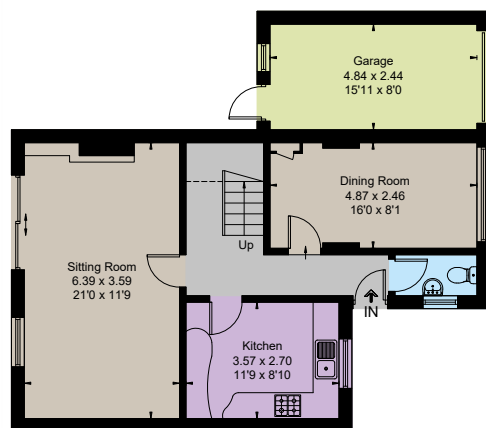
- Kassam Stadium 3.8 miles
- Oxford Science Park 3.5 miles
- Oxford Retail Park 2.4 miles

## Nearby Schools

- The Iffley Academy 0.6 miles
- Church Cowley St James Primary School 1.6 miles
- Greyfriars Oxford Catholic School 2.6 miles
- Cherwell School 4.5 miles
- St Edward's 4.7 miles

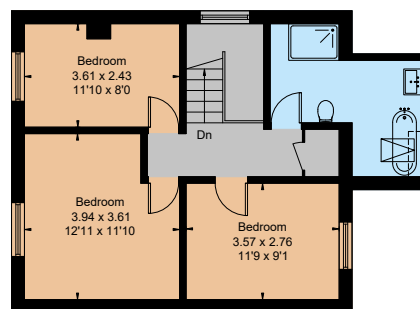


Approximate Floor Area = 110.2 sq m / 1186 sq ft  
 Garage = 11.8 sq m / 127 sq ft  
 Outbuildings = 35.8 sq m / 385 sq ft  
 Total = 157.8 sq m / 1698 sq ft

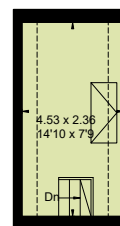


Ground Floor

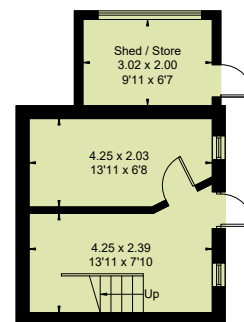
[ ] = Reduced head height below 1.5m



First Floor



Barn / Studio - First Floor



(Not Shown In Actual Location / Orientation)  
 Barn / Studio - Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #93709

## Floorplans

**Main House internal area** 1,186 sq ft (110.2 sq m)  
**Garage internal area** 127 sq ft (11.8 sq m)  
**Outbuildings internal area** 385 sq ft (35.8 sq m)  
 For identification purposes only.

## Directions

OX4 4ER

///what3words: ///punk.arena.yards

## General

**Tenure:** Freehold

**Local Authority:** Oxford City Council

**Mobile and Broadband checker:** Mobile and Broadband checker: Information can be found here  
<https://checker.ofcom.org.uk/en-gb/>

**Services:** Mains water, drainage and electricity.  
 Gas fired central heating.

**Council Tax:** Band E

**EPC Rating:** D

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