



## CHARMING TERRACED COTTAGE IN NO THROUGH ROAD

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42 CHERWELL STREET, OXFORD OX4 1BG



# CHARMING TERRACED COTTAGE

42 CHERWELL STREET,  
OXFORD OX4 1BG

Porch ♦ 2 reception rooms ♦ kitchen ♦ 2  
bedrooms ♦ bathroom ♦ garden ♦ EPC  
rating = D

## Situation

Tucked away towards the end of this no through street, this terraced cottage lies in an enviable location, with good access to the Oxford colleges, Brookes University, schools and hospitals, as well as South Park and Headington Hill Park. The property backs onto fields owned by Magdalen College and the grounds of St. Clements Church. It is within walking distance of coaches to London and the airports, together with the local shops, bars and cafés in St. Clements.

## Directions

At The Plain roundabout at the foot of the high street, take the first exit into St. Clements. Proceed north to the end and, at the traffic lights at the bottom of Headington Hill, turn sharp left into Cherwell Street. The property will be found towards the end on the right.



### Description

Dating from 1900, this charming two bedroom terraced cottage is believed to have been built for workers at the Morrell Brewery, and has been restored and refurbished by the current owners to retain the character of the property.

Features include a wood burning stove, oak flooring and an attractive, refurbished bathroom on the first floor.

The fitted kitchen lies to the rear of the property and has been decorated with traditional Oxford Blue tiling.

It leads into the private and neatly maintained pretty garden with a patio area and outbuilding currently used as a studio.

### Services

Mains services connected. Gas heating.

Brochure prepared and photographs taken May 2019.

### Tenure:

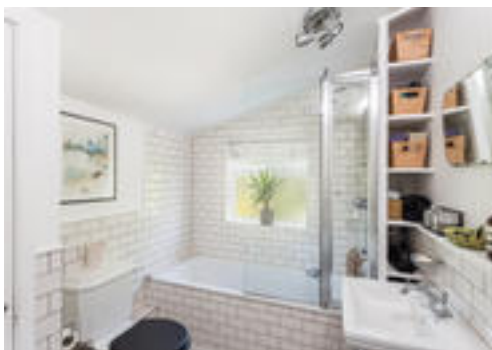
Freehold with vacant possession on completion.

### Local Authority:

Oxford City Council

### Viewing:

Strictly by appointment with Savills

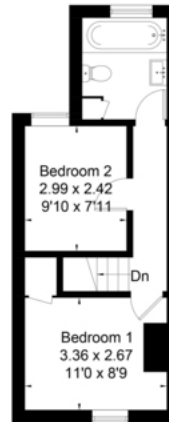


Approximate Area = 61.3 sq m / 659 sq ft  
Including Limited Use Area (0.9 sq m / 9 sq ft)  
For identification only. Not to scale.  
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### Ground Floor

Area = 33.4 sq m / 359 sq ft  
(Limited Use Area = 0.5 sq m / 5 sq ft)



### First Floor

Area = 27.9 sq m / 300 sq ft  
(Limited Use Area = 0.4 sq m / 4 sq ft)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC