



**Iffley Road**  
Oxford

**Carter Jonas**



## 246 IFFLEY ROAD OXFORD OX4 1SE

6 bedrooms  
2 reception rooms  
3 bathrooms  
2732 sq.ft of accommodation

### DESCRIPTION

This substantial semi-detached Victorian house lies within the St Clements and Iffley Road conservation area and until recently has been used as a boarding house (use class C1) providing short stay accommodation for a charity. Planning permission has recently been passed for change of use back to a residential dwelling. The property has well planned and spacious accommodation which has previously been extended on the ground floor and now extends to over 2700 sq. ft, arranged over three floors. It retains many elements of its original character. The property will provide 6 bedrooms. There are walled south westerly gardens to the rear extending to approx. 90 ft and the planning permission allows for an off street parking space to the front.

### LOCATION

The property is located in the sought-after Iffley Fields area of Oxford, just over a mile from the city centre. The area provides a very good range of local shops, pubs, and restaurants and within walking distance are two expanses of open space adjacent to the River Thames, Christ Church meadow and Astons Eyot. There is a wide choice of schooling within Oxford and the property is located a short distance from Magdalen College School.

### PLANNING PERMISSION

Planning permission for 244 & 246 was granted by Oxford City Council under reference 24/00319/FUL on the 5th April 2024 for the change of use from Boarding House (Use Class C1) and conversion to create 2 x 6 bed dwelling houses (Use Class C3). Removal of 1 window and 1 door and insertion of 3 rooflights to side elevation of 246 Iffley Road. Alterations to parking provision.

**A THREE STOREY PERIOD SEMI DETACHED HOUSE CURRENTLY USED AS STAFF ACCOMMODATION (C1 CLASS USE) WITH PLANNING PERMISSION FOR CHANGE OF USE TO A SIX BEDROOM HOUSE.**





The change of use is subject to a number of conditions, details of which can be provided on request.

Currently, this property and the adjoining semi detached house are being used as one property. As part of the sale, the vendor will divide the house back into two properties and separate any services.

#### FURTHER INFORMATION

All mains services are connected.  
Council tax band H (together with the adjoining property).

According to Ofcom, ultrafast broadband is available at this location and there is likely to be outdoor mobile coverage with limited indoor coverage.

Located in the St Clements and Iffley Fields Conservation area.

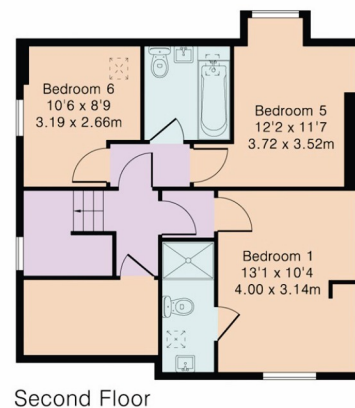
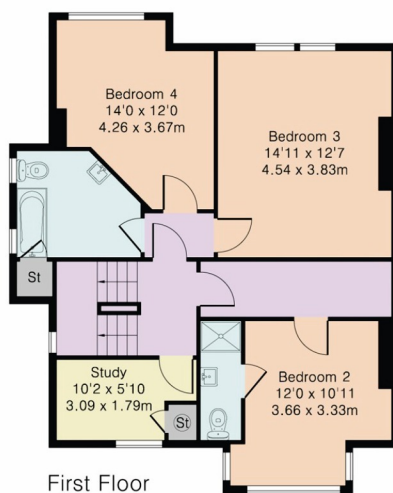
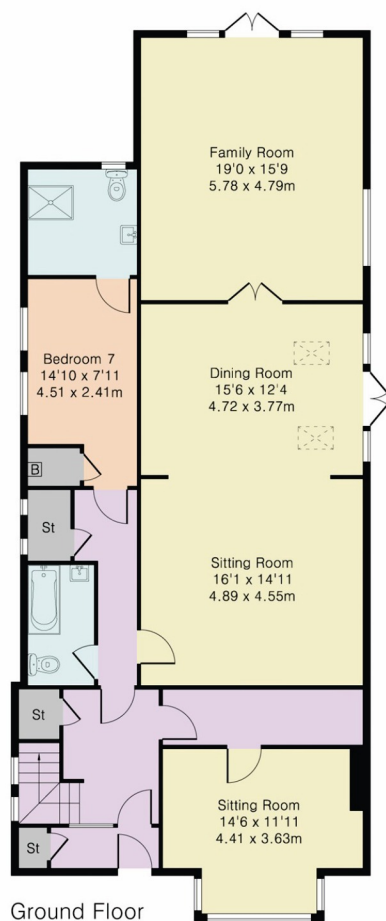
## ADDITIONAL INFORMATION

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

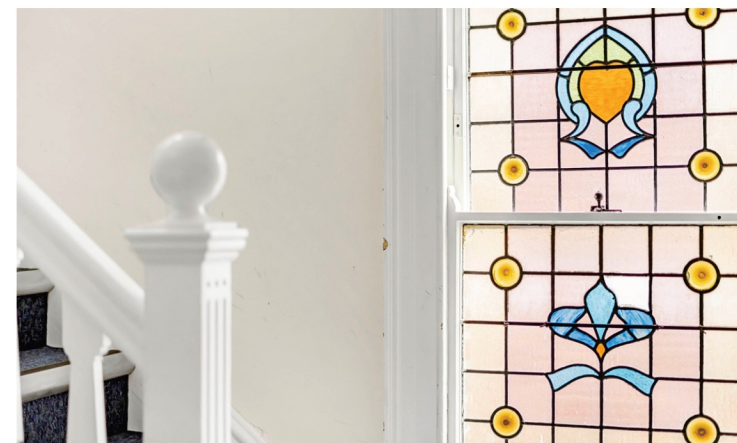
**Directions:** OX4 1SE







Approximate Gross Internal Area 2732 sq ft – 254 sq m  
 Ground Floor Area 1410 sq ft – 131 sq m  
 First Floor Area 756 sq ft – 70 sq m  
 Second Floor Area 566 sq ft – 53 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

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