



Long Straw House 82-84 Lower Radley, Nr. Oxford, OX14 3BA  
Asking Price £998,000



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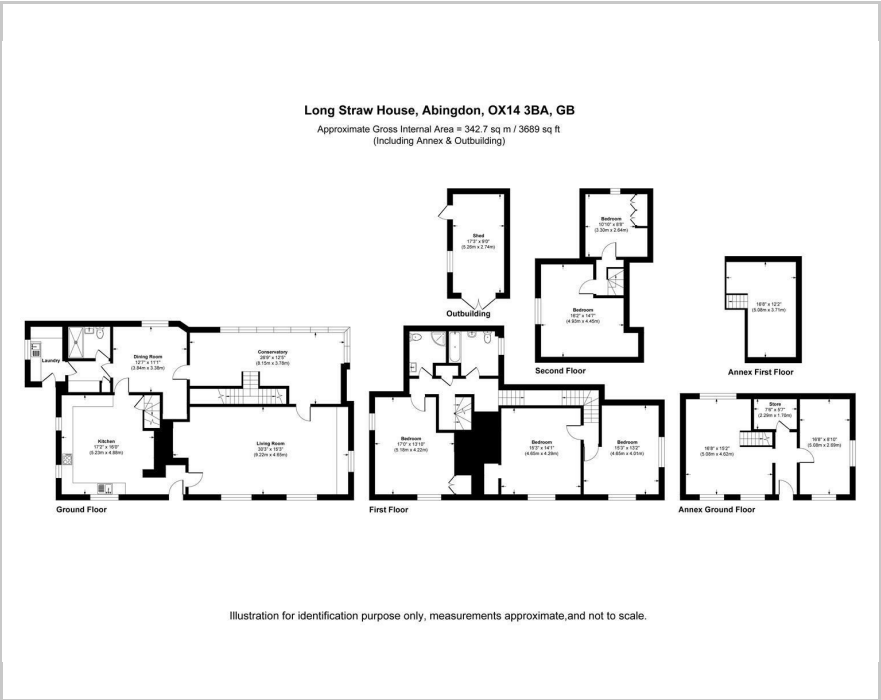
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Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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IN A WONDERFULLY ATMOPSHERIC  
SETTING, A RESTORED LIGHT FILLED  
PERIOD THATCHED HOUSE

Accommodation

- The perfect location for Oxford & Abingdon schools access
- Rail connection to London Paddington in the village
- A stylishly restored thatched village house of scale
- Set in private attractively landscaped 0.437 acre grounds
- Internal volume of c. 3698 sq ft / 342 m2
- 4 Reception rooms
- 5 Bedrooms served and 3 Bath / Shower rooms
- Light filled high ceiinged accommodation
- Home office / Studio / Guest cottage
- Lower Radley Station c. 0.3 miles Oxford c. 5.6 miles

DIRECTIONS: From Oxford proceed on the A34 towards Abingdon. Take the first junction signposted North Abingdon and head down towards Abingdon and at the first roundabout on the ring road take the first exit continuing along the ring road. Proceed over the next few roundabouts staying on the ring road until you reach the Radley roundabout where you turn left towards the college and the village. Continue past the railway station on your right hand side and the next turning right will be signposted Lower Radley. Continue along and the road splits and you bear right and after c.200 metres



| Energy Efficiency Rating                   |   | Current | Potential               |
|--------------------------------------------|---|---------|-------------------------|
| Very energy efficient - Super-rating scale |   |         |                         |
| 101-120 kWh/m²/yr                          | A |         |                         |
| 81-100 kWh/m²/yr                           | B |         |                         |
| 61-80 kWh/m²/yr                            | C |         |                         |
| 41-60 kWh/m²/yr                            | D |         |                         |
| 21-40 kWh/m²/yr                            | E |         |                         |
| 1-20 kWh/m²/yr                             | F |         |                         |
| Below 1 kWh/m²/yr                          | G |         |                         |
| Not energy efficient - Super-rating scale  |   |         |                         |
| England & Wales                            |   |         | EU Directive 2002/91/EC |