



Oliver
James



Cumnor Hill, Oxford, OX2 9HA

£995,000

Description

Individual and extended detached single-storey family home, finished to a high standard offering flexible three/ four bedroom accommodation.

The property has been modernised throughout by the present owners with the main hub being the 21ft x 17ft open plan kitchen/ dining/ family room with doors opening out onto the sun terrace.

In addition there is a vaulted living room with views over the rear garden and a separate reception room that offers the flexibility of a fourth bedroom. The remaining three bedrooms are all doubles with the principal bedroom featuring built-in storage and an en-suite shower room plus two further bedrooms and a family bathroom.

Outside the property there is a separate detached triple glazed (and sound proofed) studio with kitchenette and W.C. and plumbing ready for a shower installation if desired. This room measures 26 ft in length and opens itself to a variety of uses.

There are private and enclosed landscaped gardens to the front and rear of the property with a useful covered storage area to one side of the property and ample parking for several vehicles.





Location

Cumnor Hill is set on the Western edge of Oxford and is considered one of the city's most prestigious addresses and is circa two miles from the City Centre.

The hill is flanked by mature woodland which provides an almost rural backdrop to the area and one which is home also to a good deal of wildlife.

The perfect combination of suburban life with the exciting urban culture of Oxford's city centre. To the bottom of Cumnor Hill is the recently built Westway which is a modern and fashionable new development with public piazza, shopping centre restaurants and cafes. The area is also well served by an array of facilities including a doctor's surgery, Sports Centre, dental surgeries, library, bank and Waitrose store.

As well as being close to Oxford, Cumnor Hill is well positioned for communications to London, Heathrow (via the A34 ring road/M40) and the national motorway network. Oxford station is only circa two miles away, with a service to London Paddington in c. 52 minutes.

There is a wide range of highly regarded private and state schools and within reach including The Dragon, Oxford High, Magdalen College, St Edwards, Headington, Matthew Arnold, Abingdon, The Manor, Chandlings Manor, St Helen and St Catherine's and the Europa school.





Cumnor Hill, OX2

Approximate Gross Internal Area = 152.8 sq m / 1645 sq ft

Studio = 28.0 sq m / 301 sq ft

Shed = 13.3 sq m / 143 sq ft

Total = 194.1 sq m / 2089 sq ft

Garden / Driveway & Parking Space Area = 586.7 sq m / 6315 sq ft

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For further information, please contact:

Abingdon Office

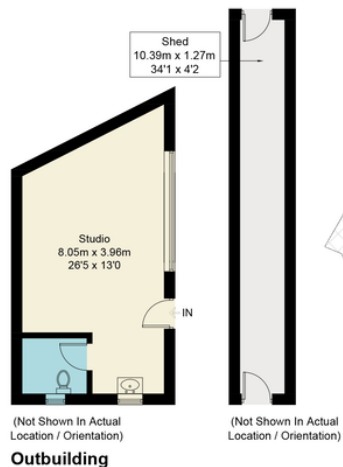
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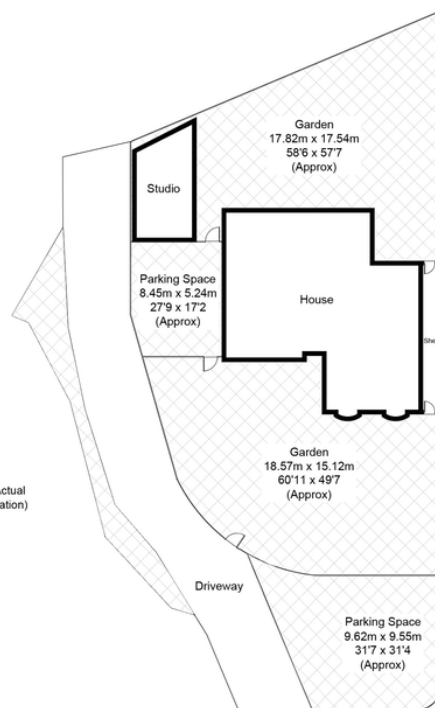
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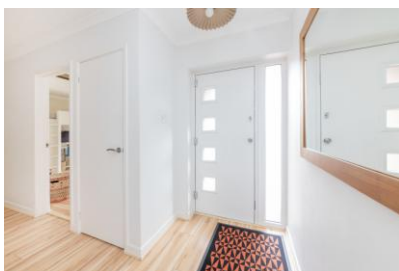
Ground Floor



Outbuilding



Floor plan produced in accordance with RICS Property Measurement Standards.
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EPC rating D

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