

45 KIMMERIDGE ROAD

CUMNOR • OXFORD • OX2 9RF



**PENNY &
SINCLAIR**

45 KIMMERIDGE
ROAD

CUMNOR, OXFORD
OX2 9RF





Description

Enjoying a prime position in this popular development just off Cumnor Hill, this fine detached family home enjoys an outlook over a Green to the front and is ideally situated close 'Cumnor Hurst' a popular area for walkers through woodland and open countryside.

Built in 2014 and still under the NHBC warranty, this extremely well presented property, which has undergone some refurbishment and remodelling by the current owner, boasts five excellent bedrooms and three bath/shower rooms. Of particular note is the spacious master bedroom suite with walk-in wardrobe and shower room occupying the whole of the top floor. The ground floor provides a spacious double aspect sitting/dining room with raised open fireplace, a contemporary kitchen with access to the garden and utility room off. A separate study is located at the front of the house enjoying an outlook over the Green. A cloakroom is arranged off the entrance hall.

To the rear of the property there is a fully enclosed garden which is mainly laid to lawn with mature borders and a terrace ideal for al fresco dining. A rear access leads to the double garage and two parking spaces.

Situation

The property is situated just off Cumnor Hill to the west of Oxford City Centre providing good access to the ring road and Oxford rail station c.2 miles away. The village of Cumnor has an excellent range of local amenities including a well-regarded primary school, two churches, village hall, two public houses, butcher, newsagent and Post Office/store. It also has a vibrant cricket club. Nearby, Botley offers a range of shopping facilities for everyday needs including banks and a doctor's surgery, together with excellent primary and secondary schooling. There are also good bus connections along Cumnor Hill into the City, West Oxfordshire and the Oxford and Abingdon schools.

Directions

From Oxford proceed in a Westerly direction along the Botley Road for 1 mile (1.6km) continue through the traffic lights, under the flyover passing West Way shopping centre on your left. Continue up the hill for 1.5 miles before turning left into Kimmeridge Road. Continue along Kimmeridge Road where the property will be found on the left hand side set behind a Green.



Viewing Arrangements

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

Maintenance Charge

£220 per annum is payable to the estate management company.

Services

All mains services are connected.

Fixtures & Fittings

Certain items may be available by separate negotiation with Penny & Sinclair.

Tenure & Possession

The property is freehold with vacant possession upon completion.

Council Tax

Council Tax Band D Amount Payable 2018/19 £1,811

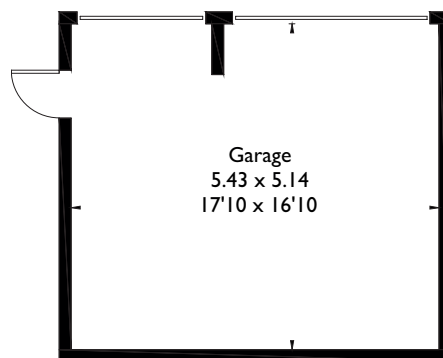
Local Authority

Vale of the White Horse District Council

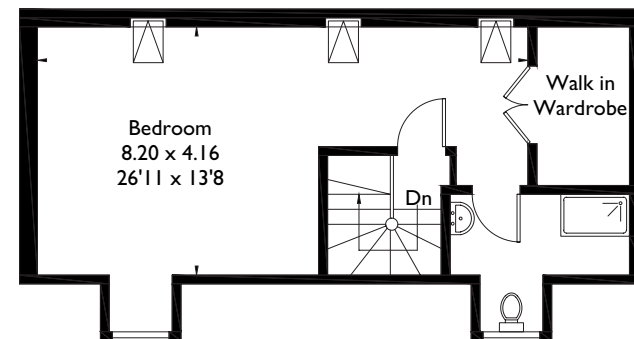
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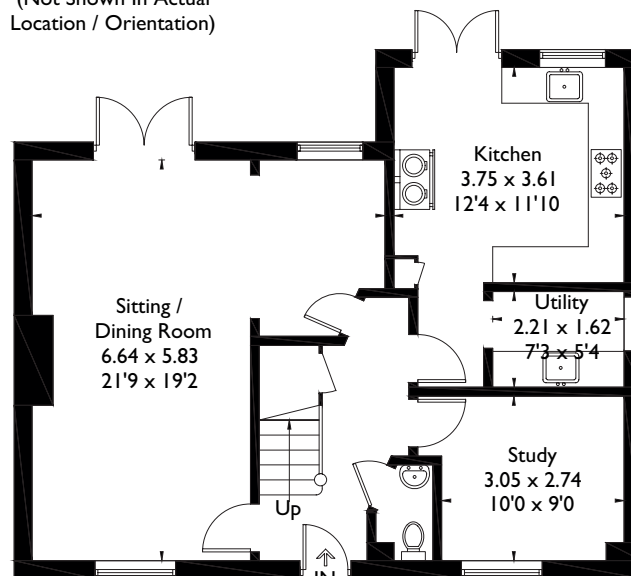
Approximate Gross Internal Area
House = 182.3 sq m / 1962 sq ft
Garage = 33.5 sq m / 360 sq ft
Total = 215.8 sq m / 2322 sq ft



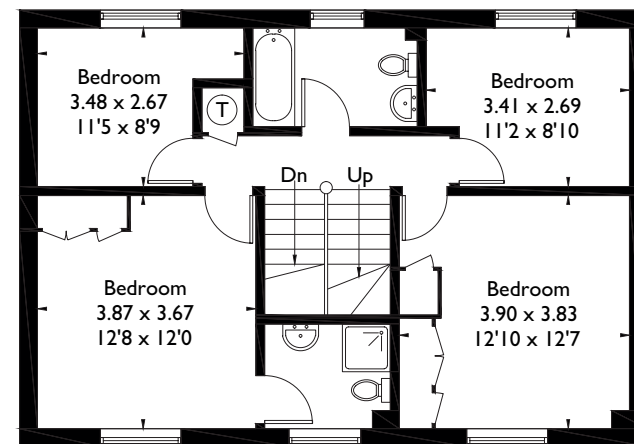
(Not Shown In Actual
Location / Orientation)



Second Floor



Ground Floor



First Floor

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i) the particulars do not constitute part of an offer or contract; ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact. iii) the text, photographs and plans are guidelines only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained and Penny & Sinclair have not tested any services, equipment or facilities. A buyer or lessee must satisfy themselves by inspection or otherwise. iv) the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; v) nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order; vi) no person in the employment of Penny & Sinclair has any authority to make or give any representation or warranty whatsoever in relation to this property. vii) all measurements are approximate.



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