



THOMAS  
MERRIFIELD  
SALES LETTINGS

10 The Glebe  
Cumnor, Oxford, OX2 9QA



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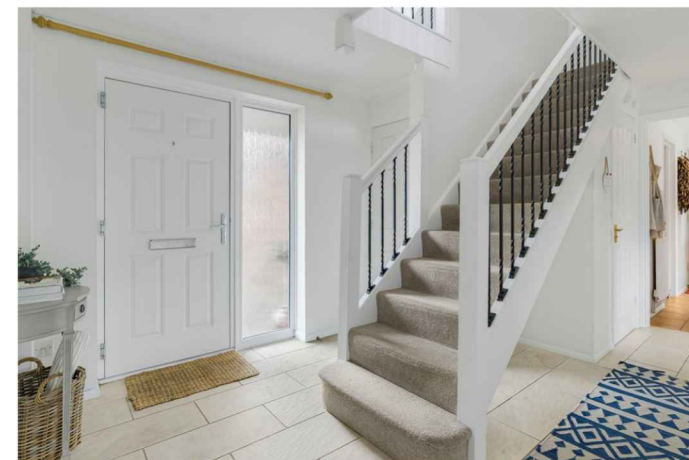
A spacious four bedroom detached house with en-suite, four reception rooms and double garage situated in this sought after location.

- Entrance hall and Cloakroom
- Sitting room
- Garden room
- Dining room
- Study
- Kitchen and utility room
- Four bedrooms, Master with en-suite
- Gas-fired central heating
- Driveway parking and enclosed rear garden
- Council Tax Band: F, EPC Rating: D

The accommodation comprises, entrance hall, cloakroom, sitting room, garden room, dining room, study, kitchen and utility room. On the first floor master bedroom with en-suite, three further bedrooms and a family bathroom. Outside open plan front garden with driveway leading to an integral double garage. Side access leading to the enclosed rear garden with south easterly rear garden.

The Ofcom website indicates superfast broadband is available. All mains services are connected.

Guide Price £725,000

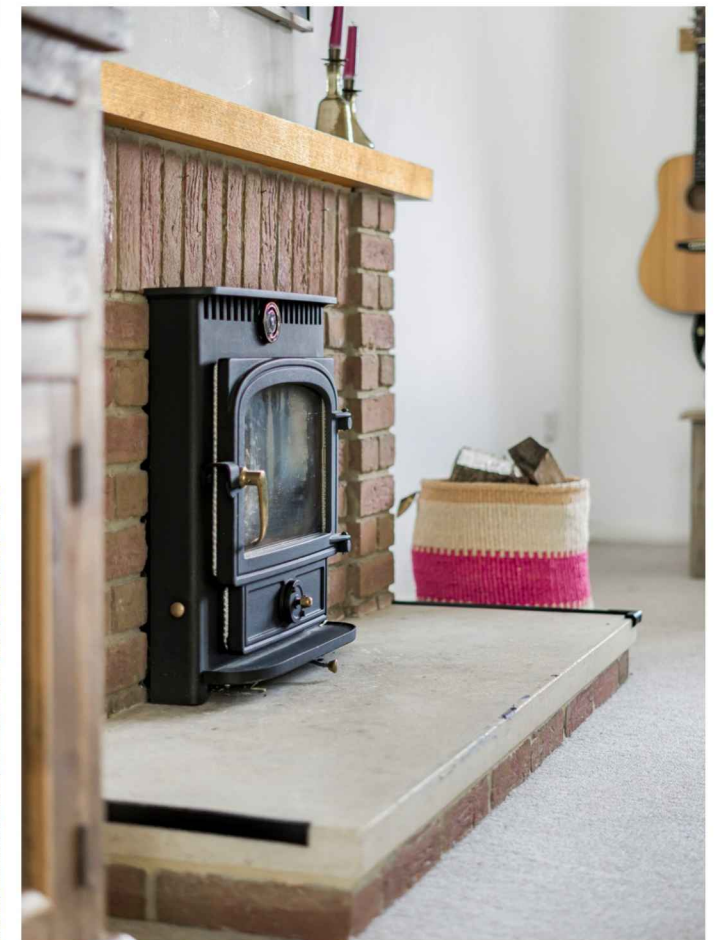




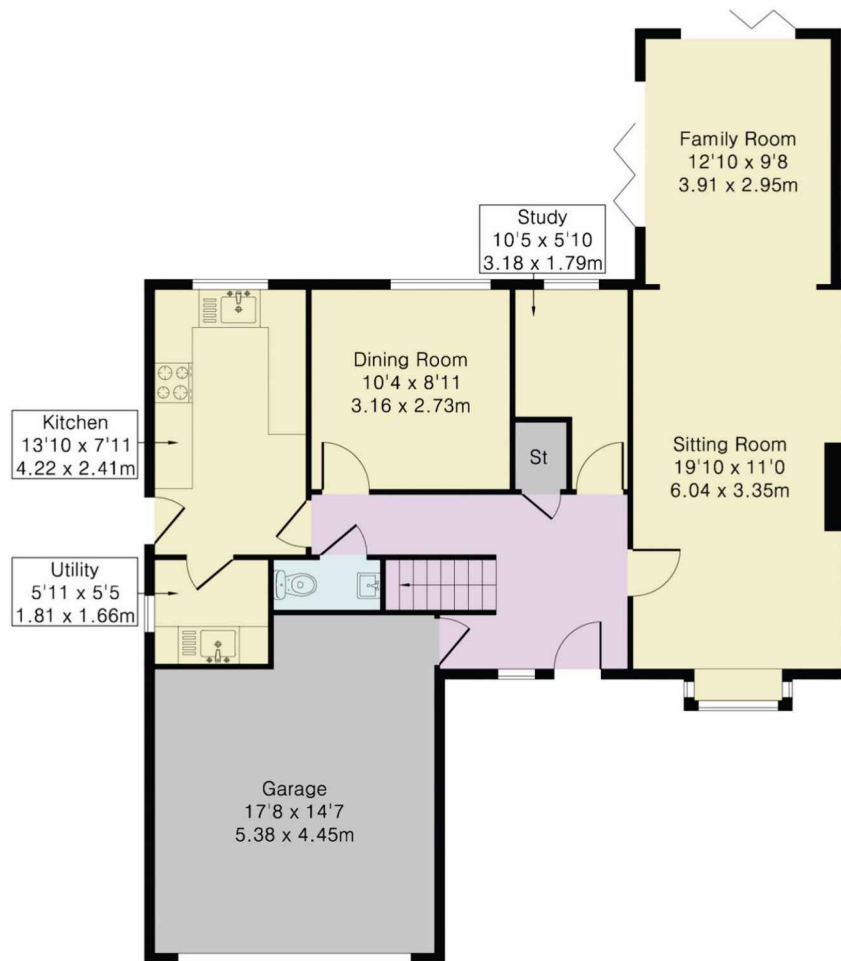


Cumnor is a popular village just 3 miles to the west of Oxford offering access into the City via the Botley Road and to the mainline station with direct access into London Paddington. There is easy access to arterial roads including the A34 and A420 connecting to the A40, M40 and M4.

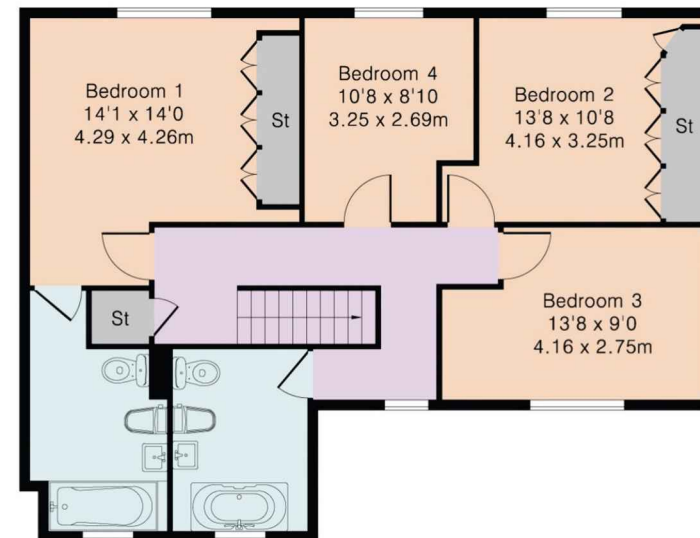
The Village is community led with a well-regarded primary school, village store and post office, two public houses and church. There is an extensive choice of shopping entertainment venues, cultural amenities and restaurants and cafes in central Oxford. More locally within Botley is the new Westway Place shopping centre serving most day to day needs.



Approximate Gross Internal Area 1861 sq ft – 173 sq m  
 Ground Floor Area 1063 sq ft – 99 sq m  
 First Floor Area 798 sq ft – 74 sq m



Ground Floor



First Floor