



THOMAS  
MERRIFIELD  
SALES LETTINGS

80 Cumnor Hill  
Oxford, OX2 9HU



## 80 Cumnor Hill Oxford, OX2 9HU

Set back off Cumnor Hill on a private drive a spacious and versatile four bedroom family home set in grounds of approximately 0.8 acres surrounded by natural woodland.

- Unique design - one of a kind
- Open-plan, split level ground floor accommodation
- Living room with open hearth
- Study
- Fitted kitchen and dining area
- Utility & Cloakroom
- Ground floor bedroom with en-suite
- Three further bedrooms and three bath/shower rooms
- Council Tax Band: G
- EPC Rating: E

Designed and lived in by the Architect Dan Kelvey 80 Cumnor Hill is a property like no other with accommodation set across two floors of approximately 2423 sqft (225 sqm). The large open-plan, split level ground floor flows effortlessly through the living room, dining area, kitchen and study. There is an additional reception room which could also be bedroom 4 with an en-suite shower room. Across the first floor is a sumptuous master bedroom and en-suite, guest bedroom with en-suite and a family bathroom. If that is not enough, although now expired, a planning consent (PI I/VI449) was previously granted for a two storey extension with basement garaging. Outside the property is set in grounds of approximately 0.8 acres with sloping lawns, mature trees, specimen shrubs and two ponds. There is ample off street parking and garaging.

**Price £1,250,000**

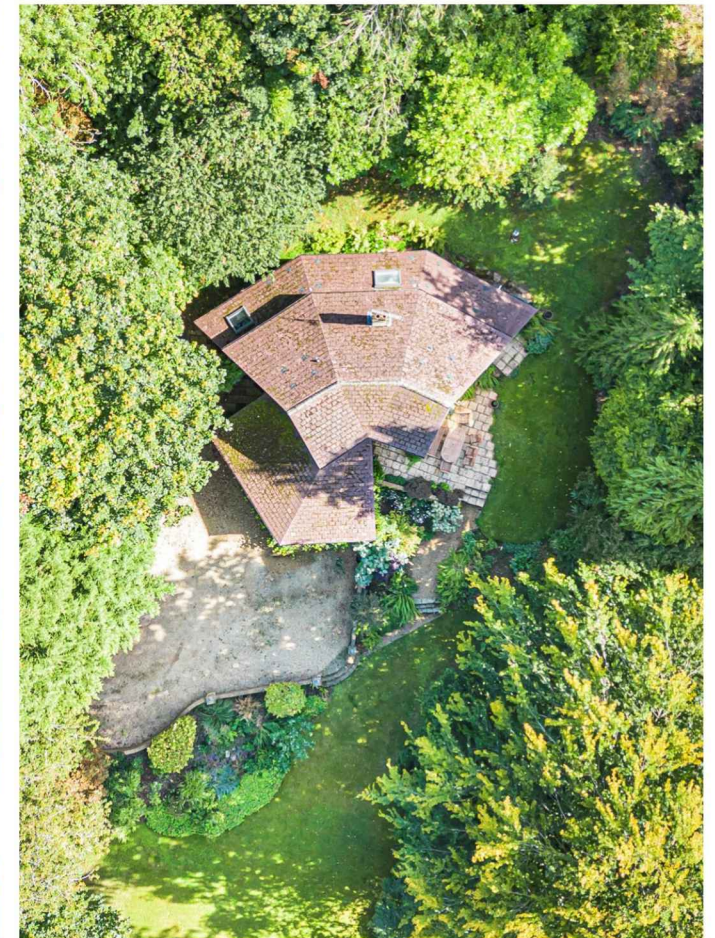
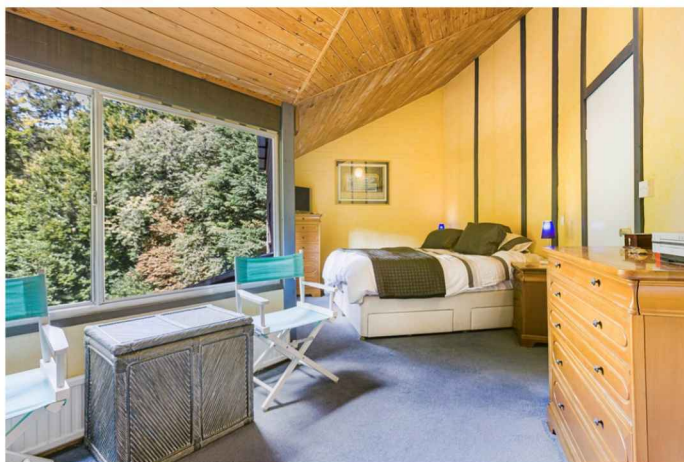






Cumnor Hill located on the western outskirts of the city with nearby Botley providing local shopping at Elms Parade and the new West Way shopping centre. For leisure there is a gymnasium and swimming at Oxford Brookes University, golf at Frilford Heath, water sports at Farmoor Reservoir and a choice of local country walks. Oxford city centre is just 2 miles away and Botley Road has Waitrose and Aldi food stores.

The property is ideally located for rail and road connections with access to the A34 and Oxford Parkway with services to London Marylebone. Oxford provides a range of both state and independent schools including Matthew Arnold, The Dragon, St Edwards, Wychwood and Magdalen College.



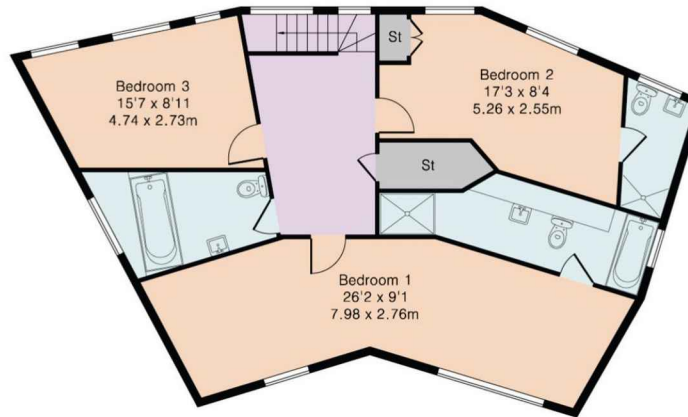


**Approximate Gross Internal Area 2811 sq ft - 261 sq m**

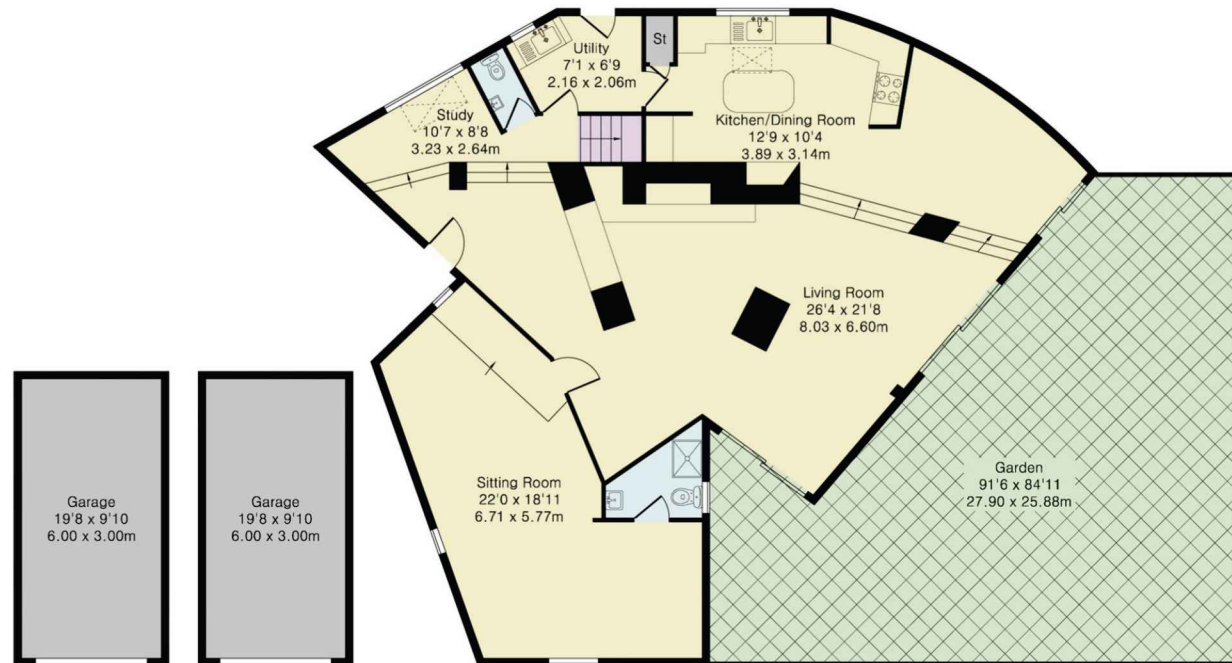
Ground Floor Area 1478 sq ft – 137 sq m

First Floor Area 945 sq ft – 88 sq m

Garage Area 388 sq ft – 36 sq m



First Floor



Garage

Ground Floor



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