



THOMAS
MERRIFIELD
SALES LETTINGS

33 Norreys Road
Cumnor Oxford OX2 9PT

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A substantial four bedroom detached house with three bathrooms (two en-suite) and southerly aspect, situated in this sought after road in Cumnor.

- Gas Central Heating
- Sunny Garden
- Off Street Parking
- Excellent Access to Oxford
- Landscaped Garden
- Sought After Location
- Garage
- EPC Rating: C
- Council Tax Band: F

The superbly presented accommodation comprises the entrance hall with cloakroom, sitting room with bay window to front aspect, Kitchen/dining/family room which opens onto the rear garden via large tilt and slide doors, study/office and utility room.

On first floor, master bedroom with ensuite, guest bedroom with ensuite, two further bedrooms and family bathroom.

Outside, enclosed front garden with off street parking and garage. Side access to the landscaped rear garden which is a particular feature of this property with southerly aspect, summer house and shed.



£975,000



Cumnor is a popular village just 4 miles west of Oxford offering access to the city via Botley Road and to a mainline station with a direct access into London Paddington. There is easy access to arterial roads including the A34 and A420 connecting to the A40, M40 and the M4. The village itself is community led with a well-regarded primary school, village store and post office, butcher, two public houses, church and. Central Oxford provides an extensive choice of shopping, entertainment venues, cultural amenities and restaurants and cafes to suit most tastes. More locally within Botley is the Westway Place shopping centre serving most day to day needs.



Approximate Gross Internal Area 1988 sq ft - 185 sq m

Ground Floor Area 964 sq ft – 90 sq m

First Floor Area 907 sq ft – 84 sq m

Outbuilding Area 117 sq ft – 11 sq m

