



THOMAS  
MERRIFIELD  
SALES LETTINGS

15 Bertie Road,  
Cumnor, Oxford, OX2 9PS



# 15 Bertie Road, Cumnor, Oxford, OX2 9PS

A superb spacious four bedroom family home, situated in a plot of just under half an acre, in this sought after location in Cumnor.

- Entrance hall leading to office with bay window
- Sitting room
- Triple aspect living/dining room with doors to the garden
- Kitchen with integrated appliances
- Utility and cloakroom
- Large master bedroom with en-suite shower room
- Three further bedrooms and family bathroom
- Gardens to the front with off-street parking and garage
- Landscaped rear garden and outbuilding
- Council Tax Band: F, EPC Rating: D

The generous accommodation comprises, entrance porch with door to, entrance hall with stairs rising to the first floor. The stunning kitchen benefits from a range of integrated appliances to include double Siemens built in oven, a five ring induction hob with extractor over, full height refrigerator, and separate freezer just off the kitchen there is a rear lobby with door leading to the rear garden and access to the cloakroom and utility room.

The large triple aspect living/dining room runs across the rear of the property wrapping round and joining the sitting room with rear aspect and operational fireplace. The ground floor accommodation is completed with the office which benefits from a bay window to the front aspect.

Guide Price £999,950 Freehold







On the first floor the large master bedroom overlooks the rear garden and benefits from an en-suite shower room. There are two further double bedrooms, a single and family bathroom.

A particular feature of this property are the gardens, to the front there is an extensive shingle drive way providing ample off-street parking leading to an attached single garage. There is side access to the rear garden which has been beautifully landscaped into a series of sections providing year round interest and privacy, in all just under half an acre.

Finally, there is a substantial outbuilding which is currently used as a studio and craft room.



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 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, two public houses and church. Central Oxford provides an extensive choice of shopping, entertainment venues, cultural amenities including cinemas, theatres, museums and galleries, restaurants and cafes to suit most tastes. More locally within Botley is the Westway Place shopping centre serving most day to day needs including dental practice, opticians and medical centre.

Oxford and Abingdon provide a range of both state and independent schools including Matthew Arnold, The Dragon, St Edwards, Wychwood and Magdalen College. Abingdon School, St Helens & St Katherines, Radley College, The Manor Prep School Also within easy striking distance is Cokethorpe School.

On a good bus route to central Oxford and easy access to both Oxford train stations.





According to Ofcom, Standard, Superfast and Ultrafast broadband is available and mobile voice and data coverage is likely indoors and outdoors with certain providers.

Very low flood risk according to the Government Website.

Oxford City - 7.9 Miles  
 Abingdon - 5.6 Miles  
 Oxford Railway Station - 3.1 Miles  
 Oxford Parkway - 7.5 Miles  
 Village Primary School - 0.5 Miles









## Approximate Gross Internal Area 2482 sq ft - 230 sq m

Ground Floor Area 1262 sq ft – 117 sq m

First Floor Area 926 sq ft – 86 sq m

Outbuilding Area 294 sq ft – 27 sq m

Garden Area 34528 sq ft – 3208 sq m

