



THOMAS
MERRIFIELD
SALES LETTINGS

180 Cumnor Road,
Boars Hill, Oxford, OX1 5JS

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A 1930's five bedroom detached property, with a double plot and ample parking with stunning rear field views.

- Sitting room and dining room
- Kitchen
- Conservatory
- Kitchen
- Shower room
- Potential for extension subject to planning
- Double plot and ample parking
- Stunning rear field views
- EPC Rating: D
- Council Tax Band: E

Offered for sale with no onward chain, this spacious and versatile accommodation is arranged over two floors with potentially three first floor bedrooms, one of which could be a bathroom as well as a spacious landing. One of the bedrooms has a balcony overlooking the fields to the rear, a shower room as well as a large sitting room, separate dining room, kitchen and conservatory.

The plot offers excellent scope with an in and out drive to the front and drive down the centre providing an abundance of parking. Various outbuildings available on the plot, providing excellent works and leisure potential.

According to Ofcom, Superfast and Ultrafast broadband is available and mobile voice and data coverage is likely.

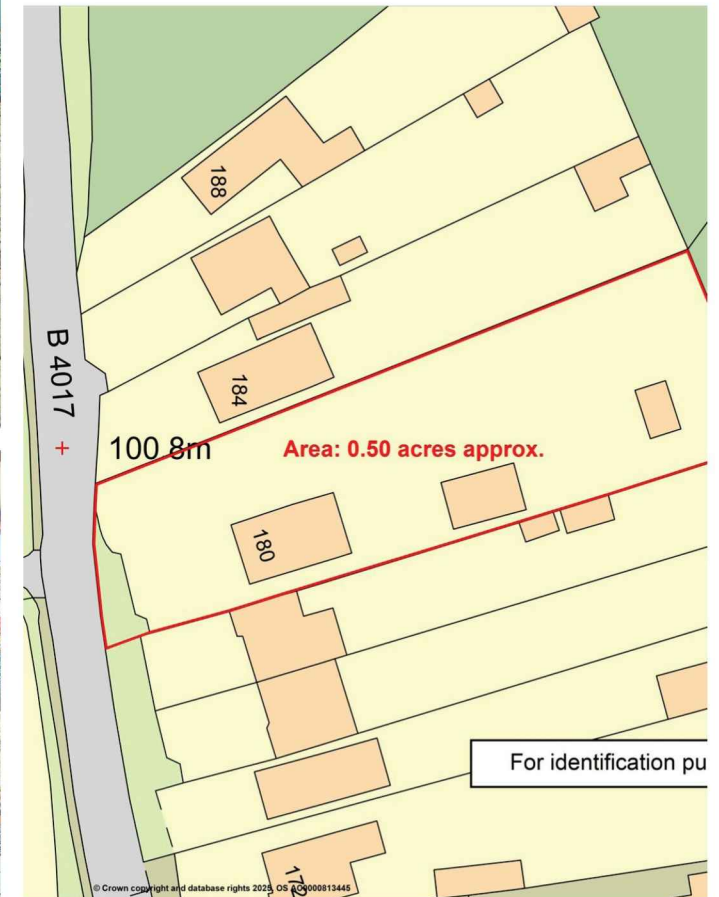
Guide Price £720,000 Freehold





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, two public houses and church.

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.



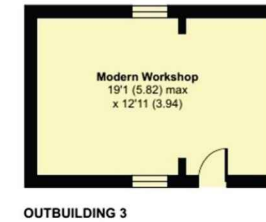
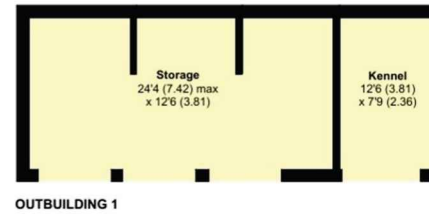
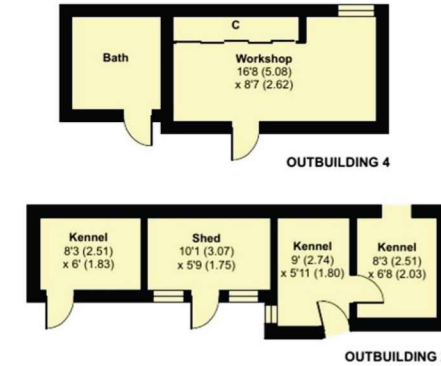
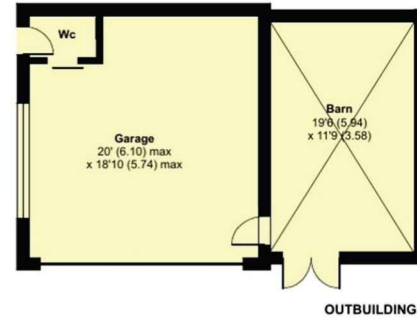
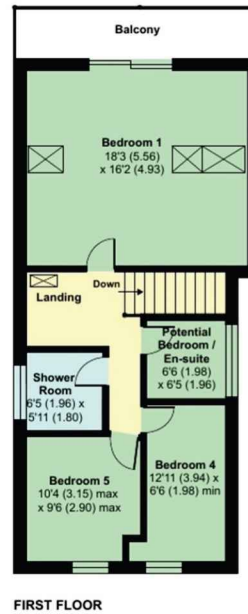
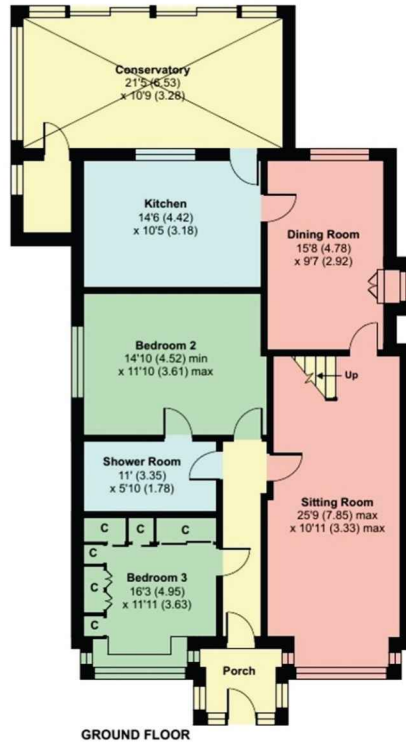
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Approximate Area = 2464 sq ft / 228.9 sq m (includes garage)

Outbuildings = 1332 sq ft / 123.7 sq m

Total = 3796 sq ft / 352.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Douglas and Simmons Ltd. REF: 1188719