



THOMAS
MERRIFIELD
SALES LETTINGS

3 Appleton Road,
Cumnor, Oxford, OX2 9QH

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A spacious three bedroom detached house in need of renovation, situated in this popular and sought-after village backing onto fields. No onward chain.

- Entrance hall with cloakroom and storage
- Sitting and dining room
- Conservatory
- Kitchen
- Three bedrooms
- Bathroom and separate wc
- Southerly aspect rear garden
- Shingle driveway and gated access to the rear
- No onward chain
- Council Tax Band: F. EPC Rating: D

The accommodation comprises a spacious entrance hall, with cloakroom, stairs rising to the first floor with storage cupboard under, sitting room with window to front aspect and opening to dining room, conservatory, kitchen/breakfast room, inner lobby with door to garage (currently converted to swimming pool).

First floor, landing, bathroom and separate WC, master bedroom with views to front and rear, double aspect, second bedroom and bedroom three with rear aspect.

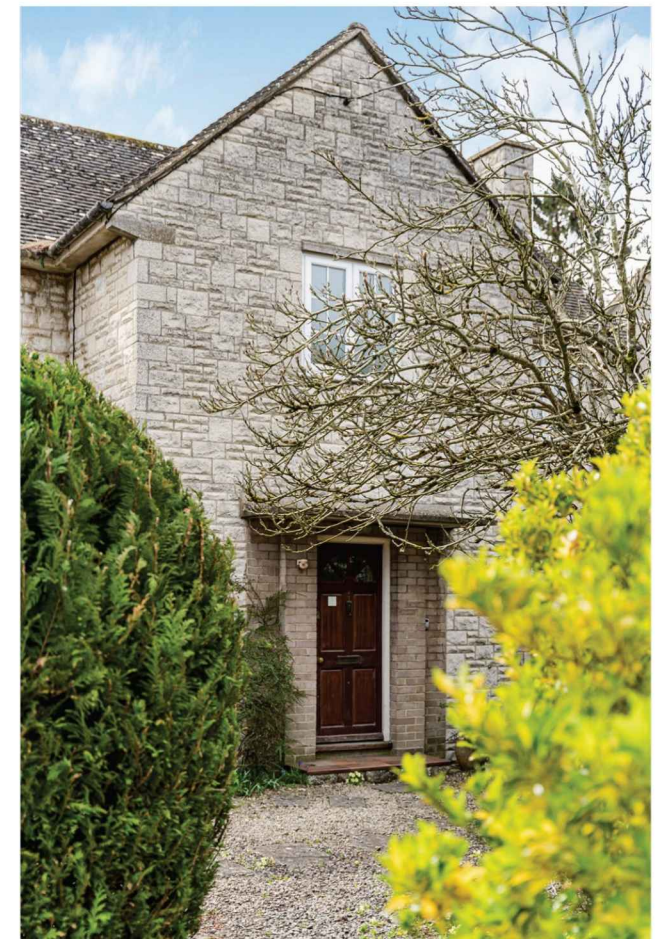
Outside front garden with shingle driveway and gated access to the rear a particular feature of this property offering an excellent degree of privacy and benefitting from a sunny aspect overlooking a paddock to the rear.

Guide Price £575,000 Freehold





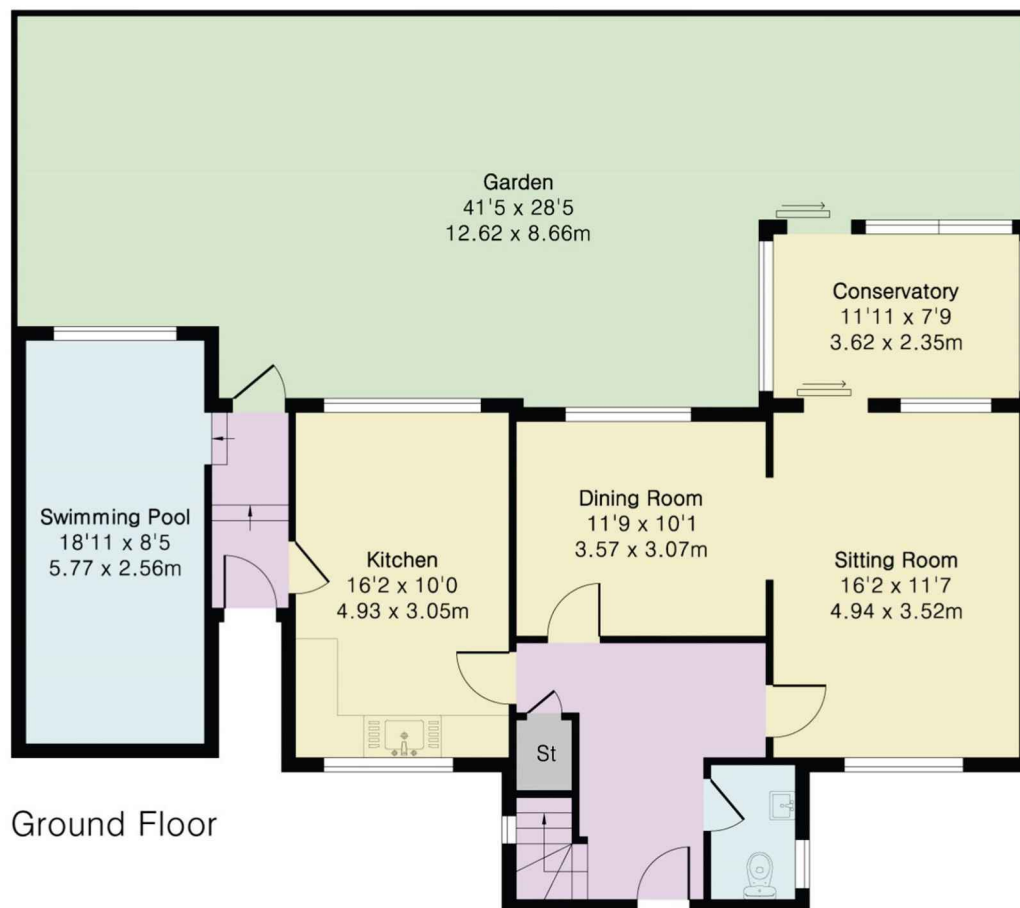
Superfast and Ultrafast broadband is available and mobile coverage can be checked at ofcom.org.uk. Cumnor is a popular village just 4 miles west of Oxford offering access to the city via Botley Road and to a mainline station with a direct access into London Paddington. There is easy access to arterial 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.



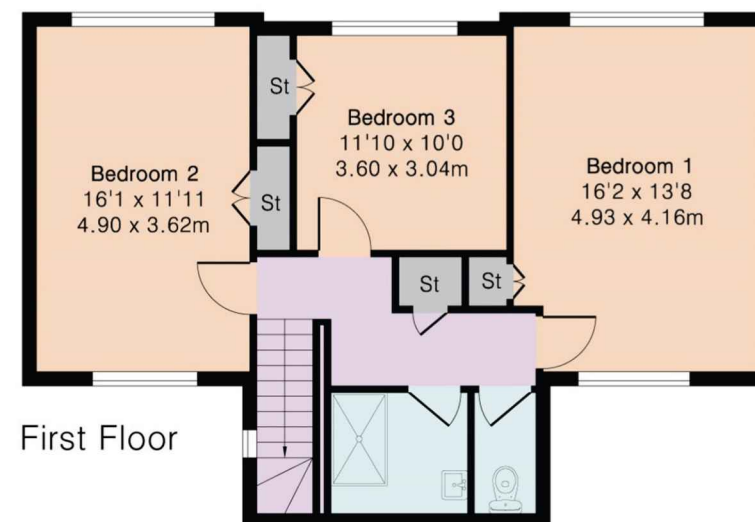
Approximate Gross Internal Area 1559 sq ft - 145 sq m

Ground Floor Area 927 sq ft – 86 sq m

First Floor Area 632 sq ft – 59 sq m



Ground Floor



First Floor