

## 19 Norreys Road, Cumnor, Oxford, OX2 9PT

A beautifully presented family home with spacious accommodation in this highly sought-after area off Cumnor Hill on the west side of Oxford.

- Sitting room with working fireplace
- Study with bespoke fitted cupboards and shelving
- Spacious open-plan kitchen/dining/family room
- Further reception room/snug with doors to garden
- Utility/boot room plus cloakroom
- Three double bedrooms, en-suite, and family bathroom
- Second floor main bedroom with en-suite bathroom
- Mature south-east facing gardens and off-street parking
- · Double glazing and gas-fired central heating
- · Council Tax Band: E, EPC Rating: D

A light and bright family home with versatile accommodation including a large sitting room, study, large open-plan kitchen/dining/family room and playroom/tv room/snug off the kitchen. There is a rear lobby with ample storage, cloakroom, boot room with more storage and a door to the garden. To the first floor are three double bedrooms, one en-suite, plus a family bathroom. The second floor provides a charming main bedroom with en-suite bathroom. The attractive rear garden has a large patio, lawn, mature shrubs, timber-shed and a side access. The house has retained many 1930's features, and the new double glazing uses the original stained glass designs. There is bespoke carpentry throughout providing ample built in storage. Off-street parking and EV charging point.







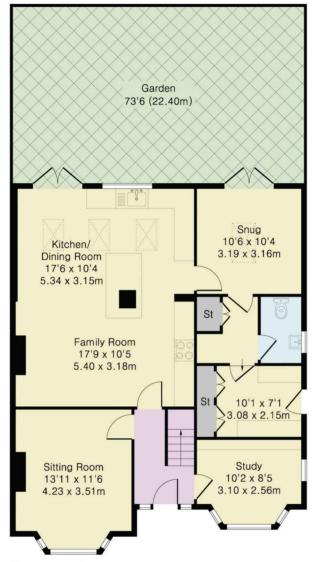


There is mains gas, electricity, water and drainage. According to Ofcom, Superfast and Ultrafast broadband is available and mobile voice and data coverage indoors and outdoors is "likely". Norreys Road lies between Cumnor Hill and Cumnor village with excellent access to the A34 and A420. Oxford city centre is 3½ miles away and local shopping is available in Botley along with Waitrose and Aldi food stores on Botley Road. Cumnor village has a Post office and village store, church, primary school, two pubs and a cricket club. There is access to numerous country walks and sailing at Farmoor Reservoir. Oxford Railway Station is 3 miles away offering a fast 50 minute service to London Paddington.





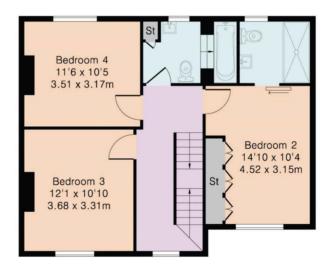




## Approximate Gross Internal Area 1847 sq ft - 171 sq m

Ground Floor Area 942 sq ft - 87 sq m First Floor Area 618 sq ft - 57 sq m Second Floor Area 287 sq ft - 27 sq m







Ground Floor First Floor

Second Floor



HOLYFIELD HOUSE, I WALTON WELL ROAD, OXFORD, OX2 6ED

- t. 01865 515000
- e. oxford@thomasmerrifield.co.uk
- w. thomasmerrifield.co.uk

IMPORTANT NOTICE Thomas Merrifield, their clients and any joint agents give notice that:

I. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.