



THOMAS
MERRIFIELD
SALES LETTINGS

19 Norreys Road,
Cumnor, Oxford, OX2 9PT

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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

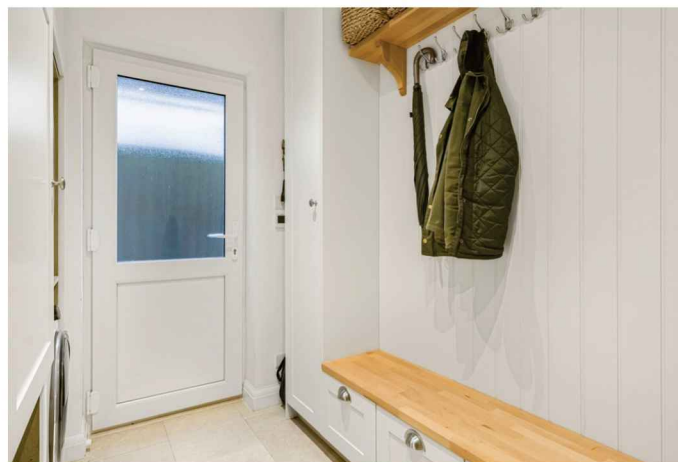
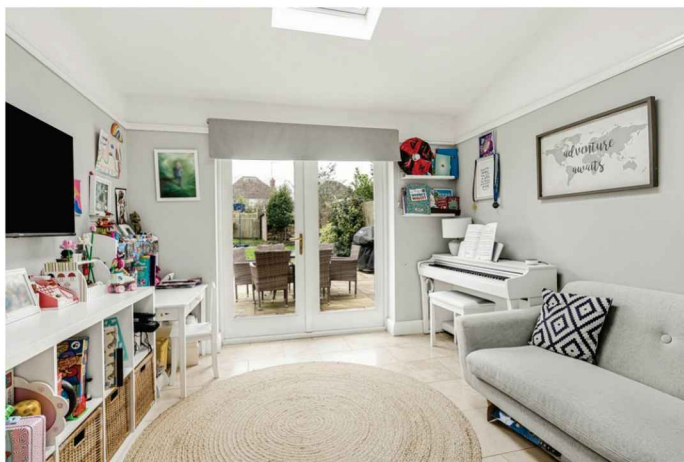
A light and bright family home with versatile accommodation including a large sitting room, study, large open-plan kitchen/dining/family room and playroom/tv room/snug off the kitchen. There is a rear lobby with ample storage, cloakroom, boot room with more storage and a door to the garden. To the first 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.

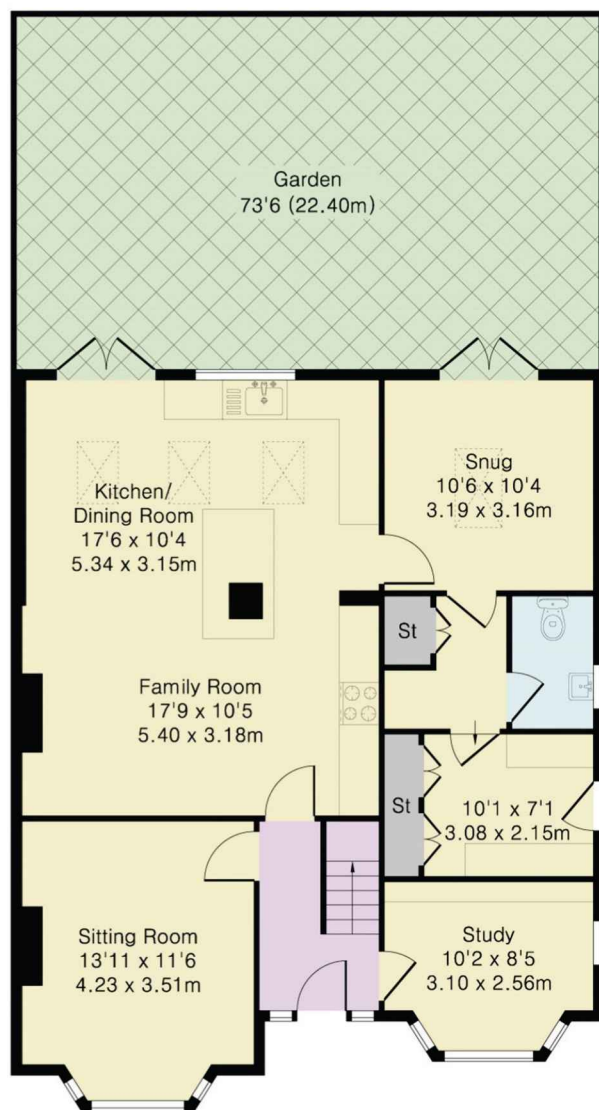


Guide Price £850,000 Freehold



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.





Ground Floor

Approximate Gross Internal Area 1847 sq ft - 171 sq m

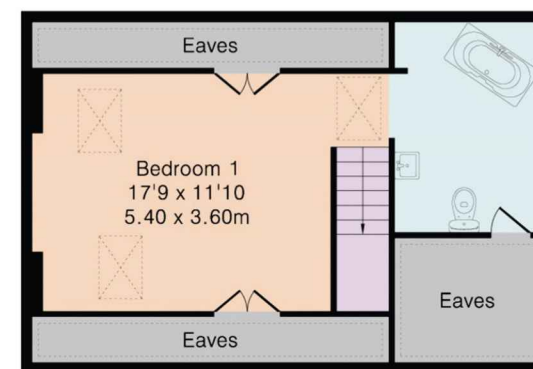
Ground Floor Area 942 sq ft – 87 sq m

First Floor Area 618 sq ft – 57 sq m

Second Floor Area 287 sq ft – 27 sq m



First Floor



Second Floor