



THOMAS  
MERRIFIELD  
SALES LETTINGS

8 Bertie Road,  
Cumnor, Oxford, OX2 9PS



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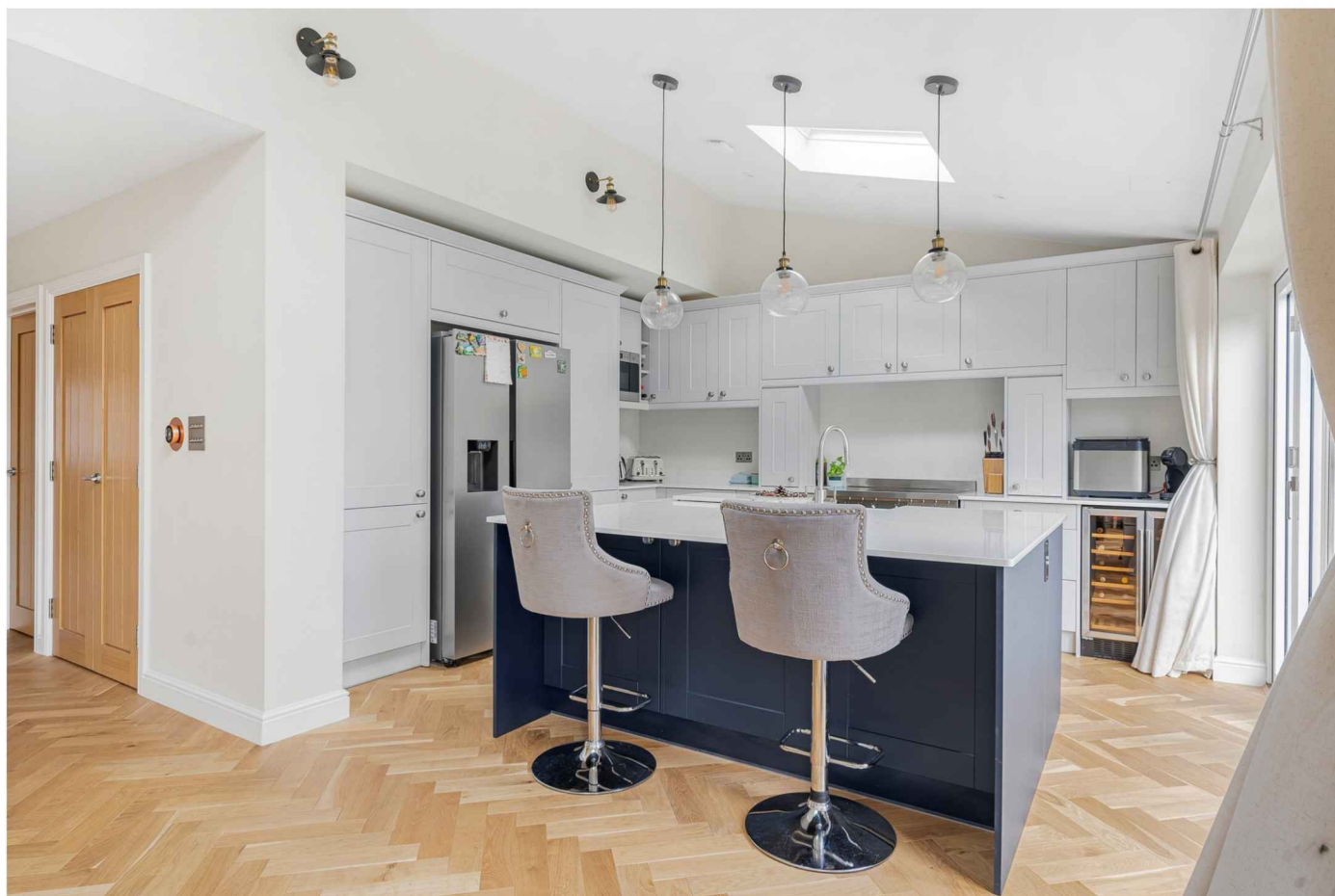
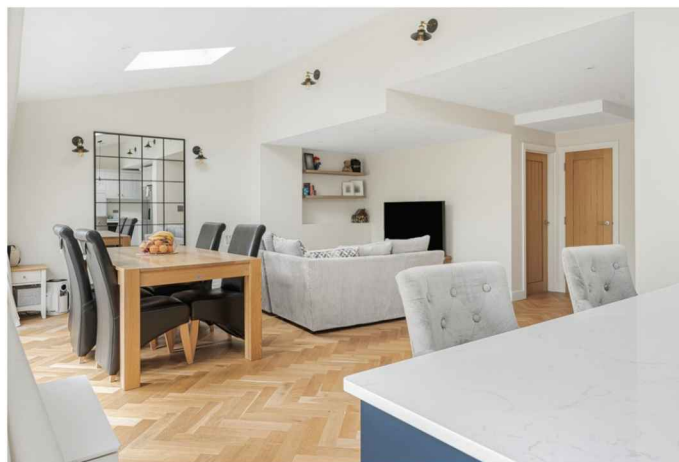
A stunning four bedroom detached house having been refurbished and extended by the current owners.

- Entrance hall with storage
- Sitting room
- Utility and cloakroom
- Open-plan kitchen/dining/living room
- Master bedroom with en-suite
- Three further bedrooms
- Enclosed front garden with driveway parking
- Enclosed large rear garden
- EPC Rating: C
- Council Tax Band: E

The property is situated in a sought after and convenient location and benefits from a large rear garden with southerly aspect. The accommodation comprises entrance hall, sitting room, stunning kitchen/dining/living room with bi-fold doors opening onto the rear garden, utility room and ground floor shower room. On the first floor the master bedroom with en-suite, three further bedrooms and a family bathroom.

Outside there is an enclosed front garden with charge point and shingle driveway, leading to the integral garage. The rear enclosed garden is a particular feature of this property extending to approximately 88ft, also benefiting from a southerly aspect.

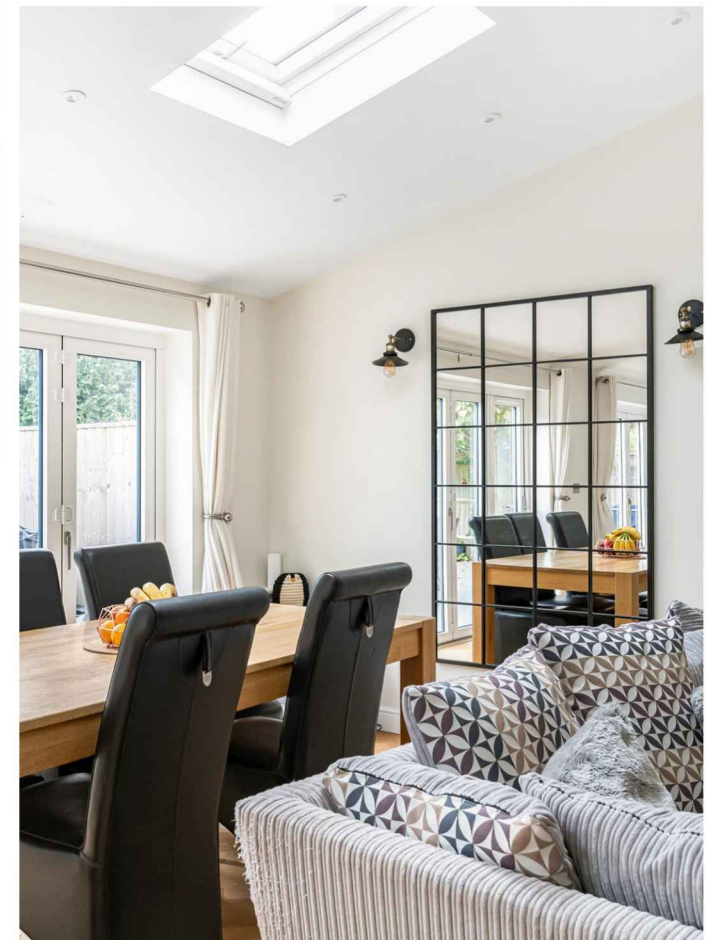
**Guide Price £875,000 Freehold**







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 direct access into London Paddington. There is easy access to arterial roads including the A34 and A420 connecting to the A40, M40 and 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.





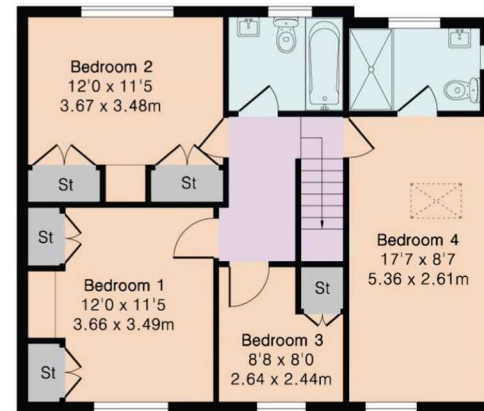
**Approximate Gross Internal Area 1703 sq ft - 158 sq m**

Ground Floor Area 1036 sq ft – 96 sq m

First Floor Area 667 sq ft – 62 sq m



Ground Floor



First Floor