



THOMAS
MERRIFIELD
SALES LETTINGS

St Giles' Cottage, 6 Appleton Road,
Cumnor, Oxford, OX2 9QH

St Giles' Cottage, 6 Appleton Road, Cumnor, OX2 9QH

A delightful three bedroom part-thatched period stone cottage located in the centre of this popular village and in need of some modernisation and updating.

- Extended end-terraced period cottage
- Dual-aspect sitting room with inglenook fireplace
- Spacious kitchen with fitted units
- Separate dining room
- Downstairs WC
- Three bedrooms & spacious bathroom
- Paved courtyard rear garden and mature front garden
- Off-street parking space
- Gas-fired central heating with new boiler being fitted
- Council Tax Band: E. EPC Rating: D

This characterful end-terraced cottage is located in Cumnor Conservation Area but is not listed. The original part of the house contains a number of period features including an inglenook fireplace with oak beam and bread-oven, exposed stonework and timber beams. The inglenook fireplace has a woodburning stove. The house was extended in c.1975 with a two-storey extension in natural stone with tiled roof. Windows are uPVC double-glazed. The cloakroom extension was added c.1985.

There is a paved courtyard garden to the rear, mature south-facing front garden and an off-road parking space. The property is in need of some updating and is being sold with no ongoing chain.

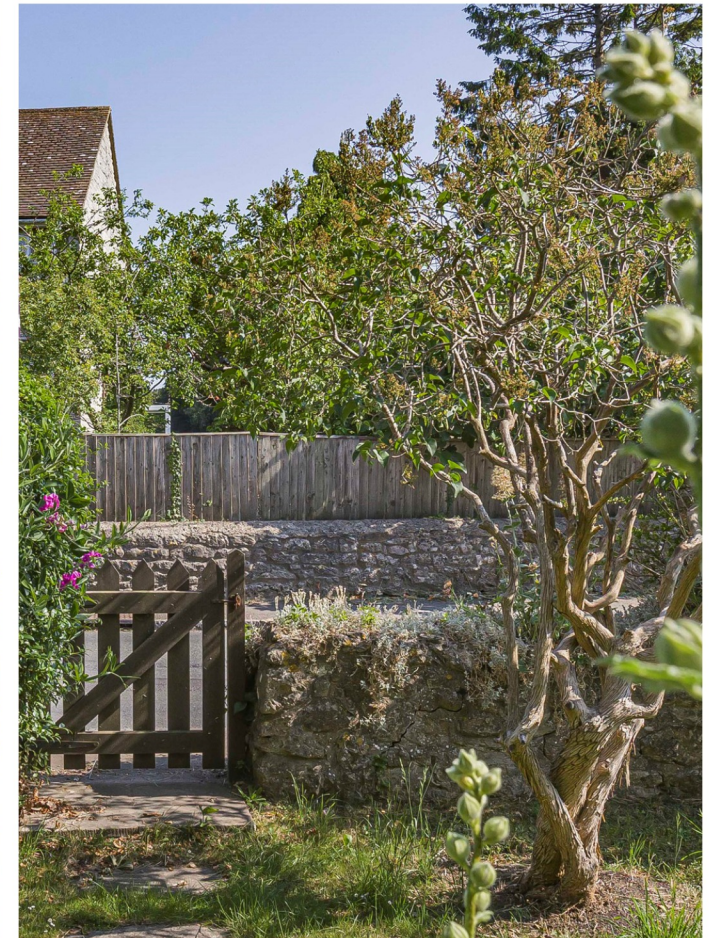
Guide Price £450,000 Freehold





Cumnor is a sought-after village west of Botley with a Post Office and general store, newsagents, primary school, cricket club and two village pubs and is in the catchment for Matthew Arnold Secondary School. Botley Road has a wider range of amenities, including a Waitrose store.

According to Ofcom, Superfast and Ultrafast broadband is available and mobile voice and data coverage is likely outdoors and unlikely indoors. Mains gas, electricity, water and drainage are connected. Properties built pre-2000 may contain asbestos in certain materials used in their construction, or in subsequent building works. We have not noted the presence of such materials but prospective buyers must rely on their own survey.

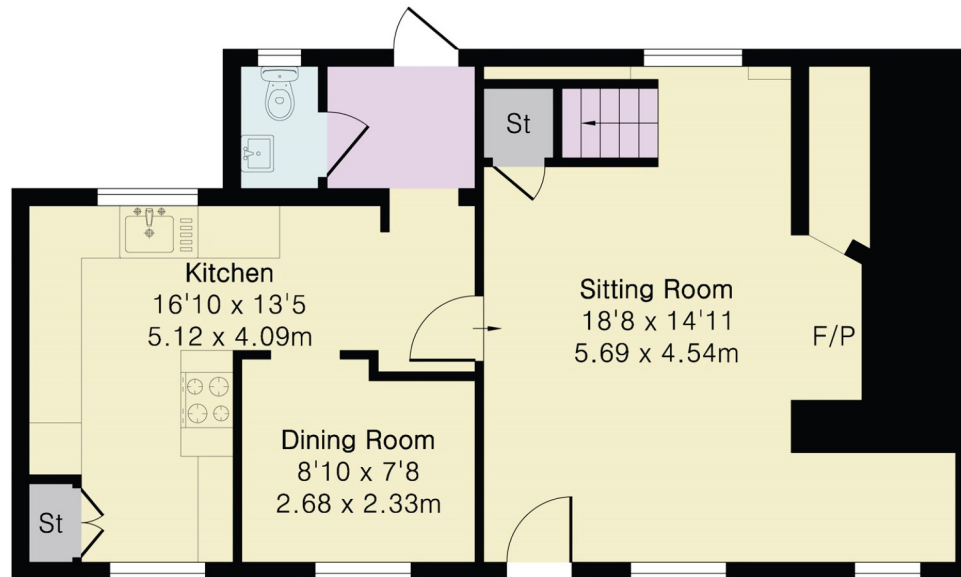


Approximate Gross Internal Area 1115 sq ft - 104 sq m

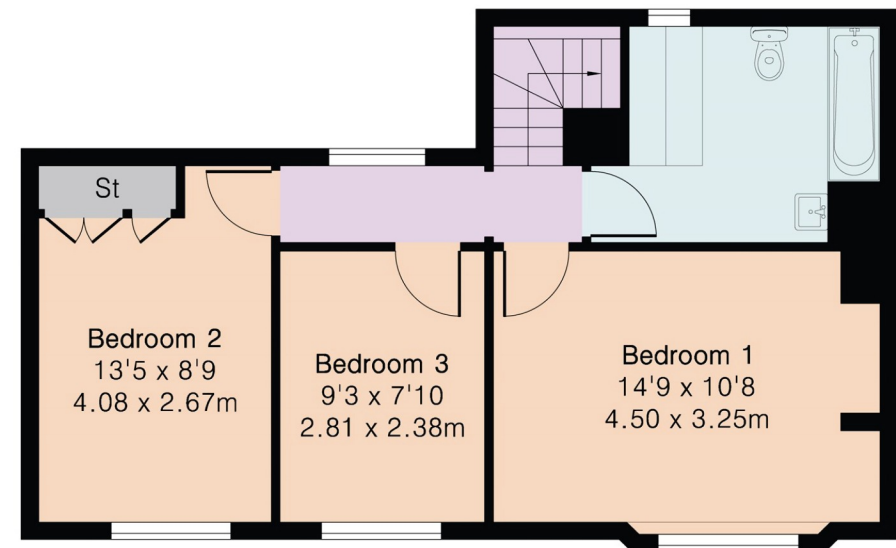
Ground Floor Area 610 sq ft – 57 sq m

First Floor Area 505 sq ft – 47 sq m

Garden
27'11 x 20'9
8.50 x 6.33m



Ground Floor



First Floor