

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.











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

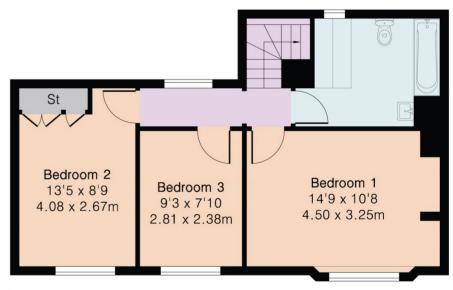


Ground Floor



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

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



First Floor

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.