



THOMAS
MERRIFIELD
SALES LETTINGS

14 Norreys Road,
Cumnor, Oxford, OX2 9PT

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This superb four bedroom semi-detached home has been transformed by the current owners who have sympathetically refurbished and extended the property.

- Entrance hall and cloakroom
- Sitting room with woodburning stove
- Kitchen/living/dining room with bi-fold doors
- Utility room
- Master bedroom with en-suite
- Three further bedrooms and family bathroom
- Enclosed rear garden and Artic cabin
- Block-paved driveway parking
- Garage
- Council Tax Band: E. EPC Rating: D

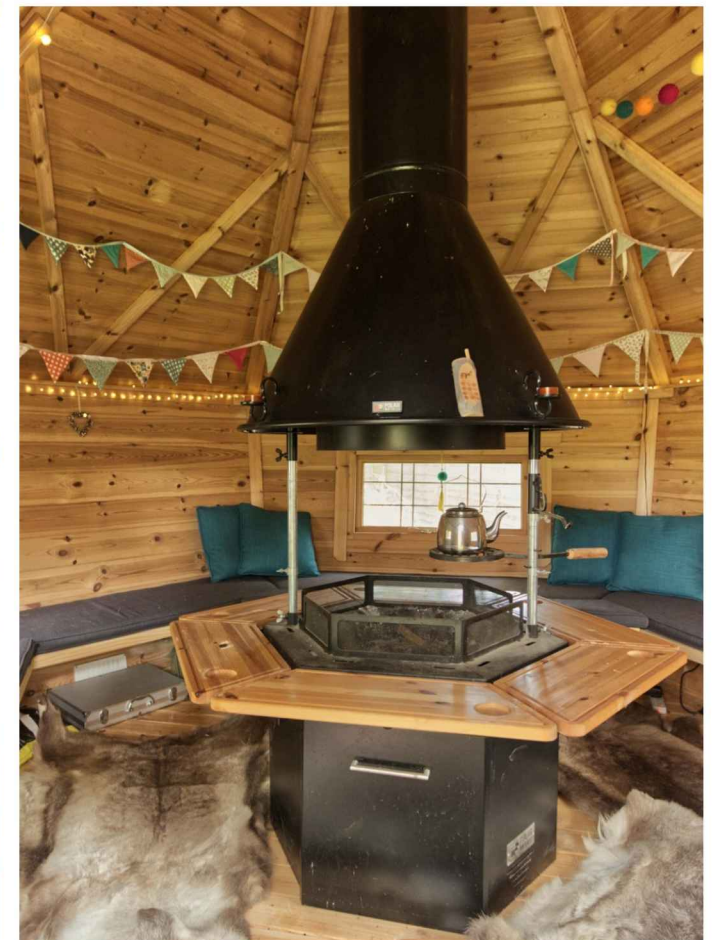
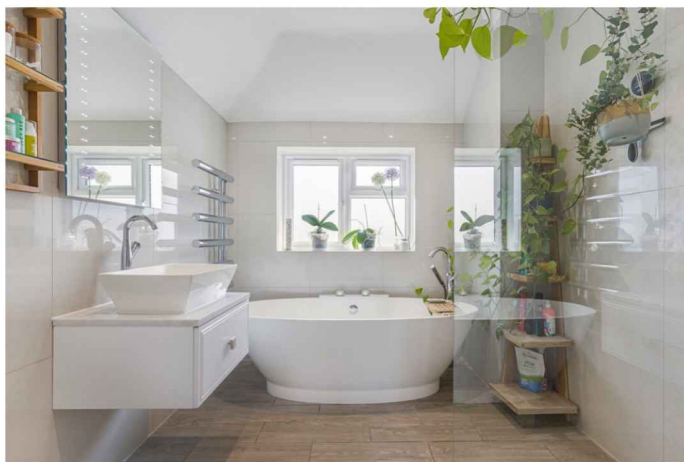
The accommodation comprises, entrance porch with door opening on to the entrance hall with stairs rising to the 1st floor and a cloakroom. Sitting room with window to front aspect and wood burning stove. The kitchen/living/dining room is a particular feature of this property with views across to Wytham woods, and bi-fold doors that seamlessly allow the room to merge with the garden. The ground floor accommodation is completed with a utility room and garage. The first floor master bedroom has superb views to the rear, a dressing room and en-suite bathroom. There are three further good-sized bedrooms and a family bathroom. The front garden has a block parking area and is enclosed by low-level brick wall. The rear garden is predominantly laid by lawn with raised terrace patio area, garden studio and Artic cabin.

Guide Price £840,000 Freehold





There is mains gas, electricity, water and drainage. According to Ofcom, Superfast and Ultrafast broadband is available and mobile voice and data coverage is good indoors and outdoors. 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 1816 sq ft - 169 sq m
(Excluding Outbuilding)**

Ground Floor Area 1065 sq ft – 99 sq m

First Floor Area 751 sq ft – 70 sq m

Outbuilding Area 180 sq ft – 17 sq m

