



THOMAS
MERRIFIELD
SALES LETTINGS

63 The Glebe,
Cumnor, Oxford, OX2 9QB

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A stunning three-bedroom detached house with private garden, situated in this popular cul-de-sac in the heart of Cumnor Village. No onward chain.

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- Entrance hall
 - Fitted kitchen
 - Living room with patio doors opening onto the garden
 - Master bedroom with en-suite
 - Two further bedrooms
 - Family bathroom
 - Driveway and integral garage
 - Rear garden with gated side access
 - EPC Rating: D
 - Council Tax Band: E
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This property is offered for sale in excellent decorative order, the accommodation comprises, canopy porch, entrance hall with stairs rising to the first-floor and cupboard under., refitted kitchen with contemporary range of units and integrated appliances, living room with patio doors opening onto the private rear garden. First floor, master bedroom with en-suite, two further bedrooms and a family bathroom. Outside, driveway leading to integral garage and gated side access to the rear garden, enclosed with timber fencing, paved patio area and the remainder laid to lawn.

According to Ofcom, Superfast and Ultrafast broadband are available and you are likely to have good mobile voice and data coverage indoors and outdoors.

Guide Price £537,500 Freehold





Cumnor is a popular village just 3 miles to the west of Oxford offering access into the city via Botley Road and to the mainline station with a direct line 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 church. There is an extensive choice of shopping, entertainment venues, cultural amenities and restaurants and cafes in central Oxford. More locally within Botley is the new Westway Place shopping centre serving most day to day needs.

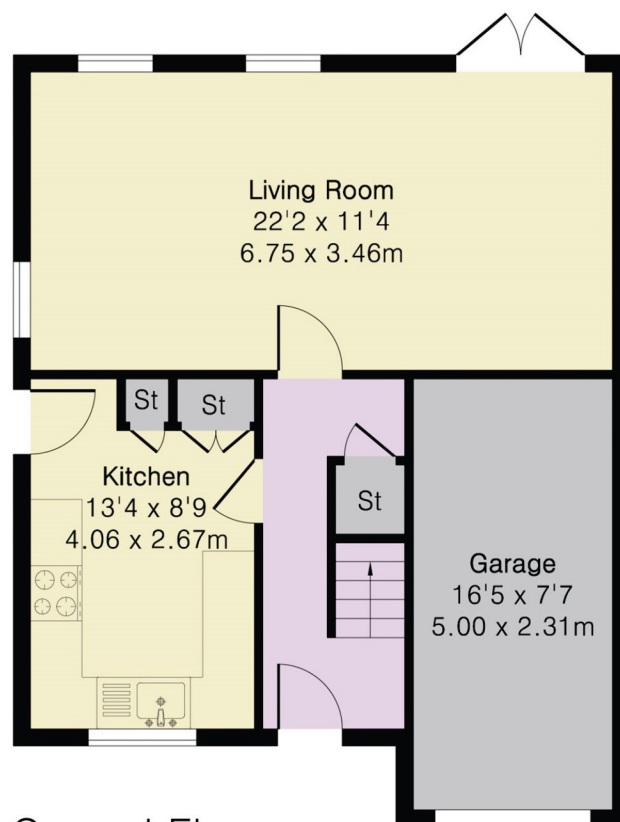


**Approximate Gross Internal Area 986 sq ft - 91 sq m
(Excluding Garage)**

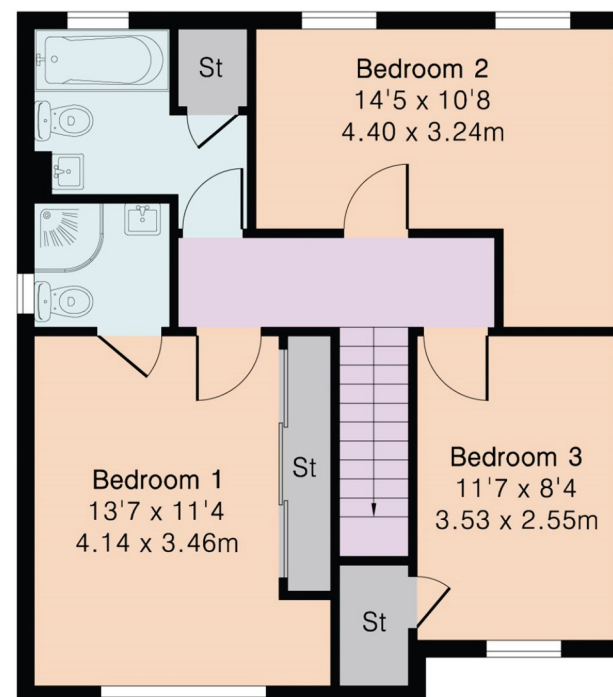
Ground Floor Area 446 sq ft – 41 sq m

First Floor Area 540 sq ft – 50 sq m

Garage Area 124 sq ft – 12 sq m



Ground Floor



First Floor