



THOMAS  
MERRIFIELD  
SALES LETTINGS

74 Abingdon Road  
Cumnor, Oxford, OX2 9QW



## 74 Abingdon Road, Cumnor, Oxford, OX2 9QW

A recently completed new five bedroom family house with secluded gardens and garage within the highly sought after village of Cumnor

- Sitting room with wood burning stove
- Comprehensively fitted Kitchen/dining room
- Study
- Cloakroom and utility
- Master bedroom with dressing room and en-suite
- Guest bedroom with en-suite and walk-in wardrobe
- Three further bedrooms and family bathroom
- Garage
- Garden
- EPC Rating: B

One of just two individual houses constructed using attractive mellow stone elevations. The ground floor accommodation comprises a sitting room with a wood burning stove, a separate study and a large open-plan kitchen/dining room which has been comprehensively fitted with a range of cupboards, worksurfaces, integrated appliances and a large island unit. There is also a cloakroom and utility which has a direct access into the garage. Across the first floor is a guest bedroom with en-suite shower room and large walk-in wardrobe, three further bedrooms and a family bathroom. On the second floor is the master bedroom with dressing room and en-suite shower room.

Photographs in this brochure have been digitally furnished.

**Price £795,000**





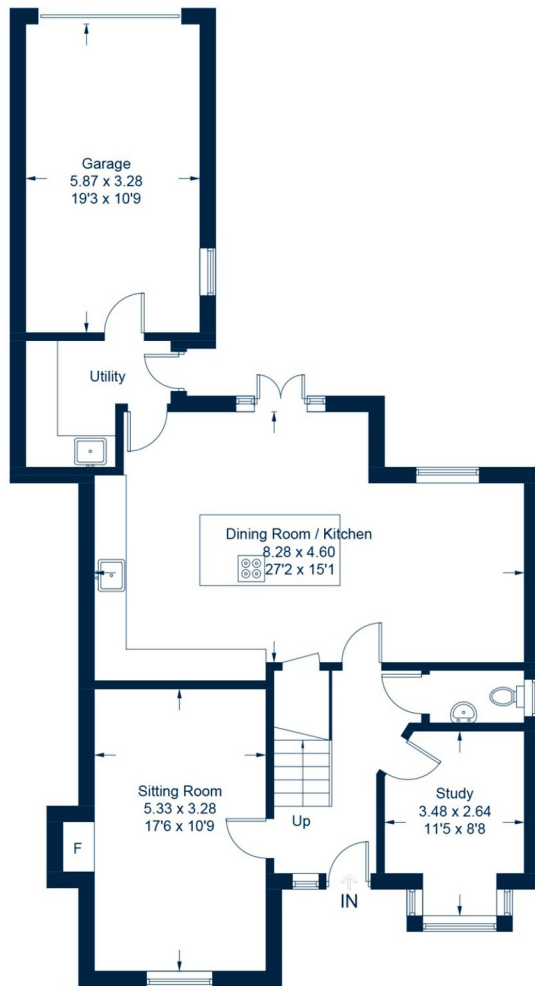


Cumnor is a popular village just 3 miles to the west of Oxford offering access into the city via Botley Road and to the mainline station with a direct link into Paddington. There is easy access to arterial roads including the A34 and A420 connecting to the A40, M40 and M4.

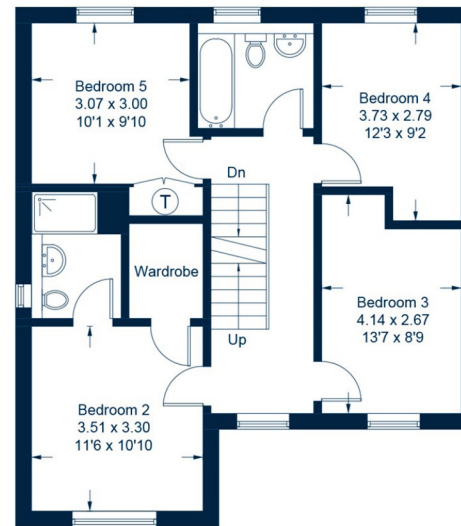
The village itself is community led with a well-regarded primary school, village store and post office, two public houses, a church and garage. There is an extensive range of shopping, entertainment venues, cultural amenities and restaurants and cafes in central Oxford. More locally within Botley is the new Westway Place shopping centre serving most day to day needs.



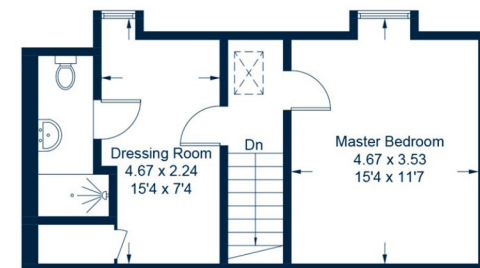
Approximate Gross Internal Area  
 Ground Floor = 100.2 sq m / 1,078 sq ft  
 First Floor = 66.3 sq m / 714 sq ft  
 Second Floor = 35.8 sq m / 385 sq ft  
 Total = 202.3 sq m / 2,177 sq ft



Ground Floor



First Floor



Second Floor



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