



THOMAS
MERRIFIELD

SALES LETTINGS

Hillfield

Cumnor, Oxford, OX2 9QU

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An individual detached five bedroom family house with panoramic views across open countryside, set in lovely formal gardens of half an acre with adjoining paddocks of approximately 3.5 acres

- Double aspect sitting room
- Office/family room/bedroom 6
- Open-plan kitchen/dining/family room
- Master bedroom with en-suite bathroom
- Four further bedrooms & family bathroom
- Detached garage and timber outbuildings
- Heated swimming pool & half acre formal garden
- Stable block and 3.5 acres of paddocks
- Panoramic views across open countryside
- EPC Rating: C

A unique house which has been enjoyed by the present family for the past 34 years, significantly extended to provide accommodation of c. 2800 sqft. There is a double-aspect, split-level sitting room, an office/family room/bed 6 and an open-plan kitchen/dining/family room which overlooks the rear garden and gives access to a heated swimming pool and entertaining area. On the first floor is a master bedroom with en-suite bathroom, four further bedrooms and a family bathroom. The house is approached via a block-paved drive and sits in formal gardens of half an acre. There is a detached garage and additional timber buildings. The beautifully maintained paddocks are divided into three sections, planted with 7 mature lime trees and house a stable block. Note: Located in Greenbelt with restrictive covenants against development.

Price £1,125,000

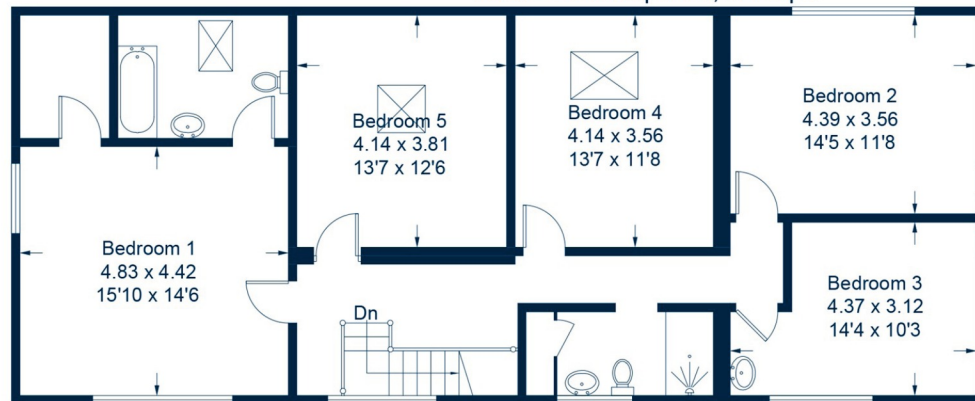




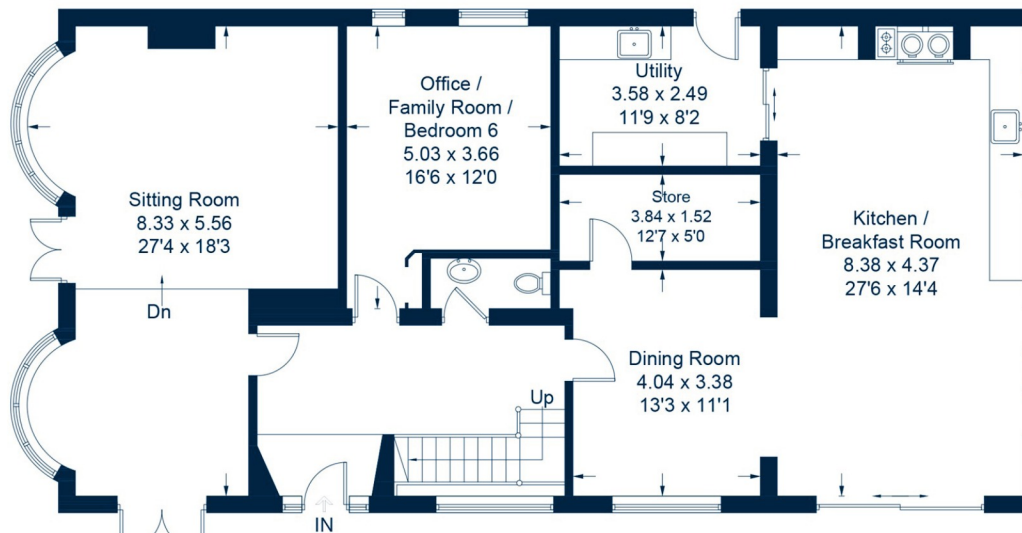
Hillfield has all the benefits of countryside living yet being a stones throw from Cumnor village and conveniently located for local amenities including the new Westway Place currently under construction which will provide a range of shops, cafes and other services. There are educational facilities in the area for all age groups and recreational facilities including a gymnasium at Brookes. There is golf at Frilford Heath, water sports at Farmoor reservoir and pleasant walks across The Hurst, Boars Hill and the River Thames close by at Farmoor and Eaton. The A34 and A420 are close at hand and there is direct access into London by both bus and rail from Oxford city which is just 2 miles away.



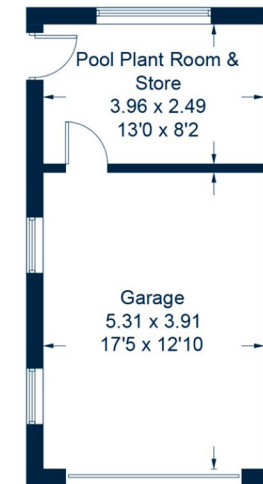
Approximate Gross Internal Area
 Ground Floor = 146.8 sq m / 1,580 sq ft
 First Floor = 116.3 sq m / 1,252 sq ft
 Outbuilding = 31.8 sq m / 342 sq ft
 Total = 294.9 sq m / 3,174 sq ft



First Floor



Ground Floor



(Not Shown In Actual
Location / Orientation)