



Appleton Road, Oxford, OX2 9QH

Offers In Region Of £1,200,000

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Tucked away in the sought-after village of Cumnor, this beautifully modernised 1950s family home offers a striking blend of original architecture and sleek, contemporary design. Since 2019, the current owners have tastefully renovated the property, creating a warm, versatile space perfect for modern family life and entertaining.

Set back behind a gravelled driveway with parking for several vehicles, the property has fantastic kerb appeal and benefits from a newly built carport. The original garage has been converted into a generous second reception room — ideal as a home office, gym or playroom — enhancing the home's flexibility for evolving family needs.

Step inside to a bright and welcoming entrance hall, complete with under-stairs storage and upgraded doors and carpets throughout. The spacious living room enjoys a large front window and opens through double doors into the heart of the home — a stunning open-plan kitchen/breakfast room. Fitted with quartz worktops, AEG appliances and excellent storage, this space flows into an orangery-style dining room filled with natural light, featuring skylights and garden-facing French doors — a perfect setting for both relaxing and entertaining.

The ground floor also includes a practical utility room with garden access and a stylish cloakroom with a large basin and WC.

Upstairs, five well-proportioned bedrooms provide generous accommodation for families and professionals alike. The principal bedroom boasts countryside views, a walk-in dressing area (currently used as a study), and a sleek en suite with a double walk-in shower. Three further double bedrooms — two with charming front or rear views — and a fifth bedroom with skylight are served by a contemporary family bathroom with a rainfall shower over the bath.

This is a rare opportunity to secure a turnkey home of exceptional quality in one of Oxfordshire's most desirable villages.





A Private Garden Retreat with Practical Family Living

The rear garden is a true highlight of the home, extending to approximately 100ft and offering a peaceful, private space that has been thoughtfully landscaped for both relaxation and family life. A brand-new patio, laid in 2024, creates the perfect setting for al fresco dining or entertaining, while the large lawn provides ample room for children to play or for keen gardeners to enjoy. A garden shed offers practical storage, and the outlook feels both secluded and tranquil — a rare find in such a well-connected location.

To the front, the property continues to impress with a gravelled driveway providing generous parking for multiple vehicles. The recent carport not only elevate the home's kerb appeal but also offer secure storage and shelter for day-to-day convenience. The original garage has been cleverly converted into a second reception room, adding flexibility for use as a home office, gym, or playroom — ideal for growing families or professionals working from home.

Eco-conscious buyers will also appreciate the solar panels, which generate a substantial annual credit, contributing to lower running costs and greater sustainability. Additional features include a modern gas boiler installed just two years ago, a full window upgrade completed in 2020, and high-speed Gigaclear fibre broadband — ensuring the property is as future-ready as it is family-friendly.





A Village Steeped in History, Surrounded by Nature

Cumnor is one of Oxfordshire's most desirable villages, offering a perfect blend of rural charm, strong community spirit, and easy access to Oxford and beyond. Situated just three miles west of the city, it enjoys an enviable location on the edge of the Vale of White Horse, with scenic countryside in every direction and far-reaching views across the landscape.

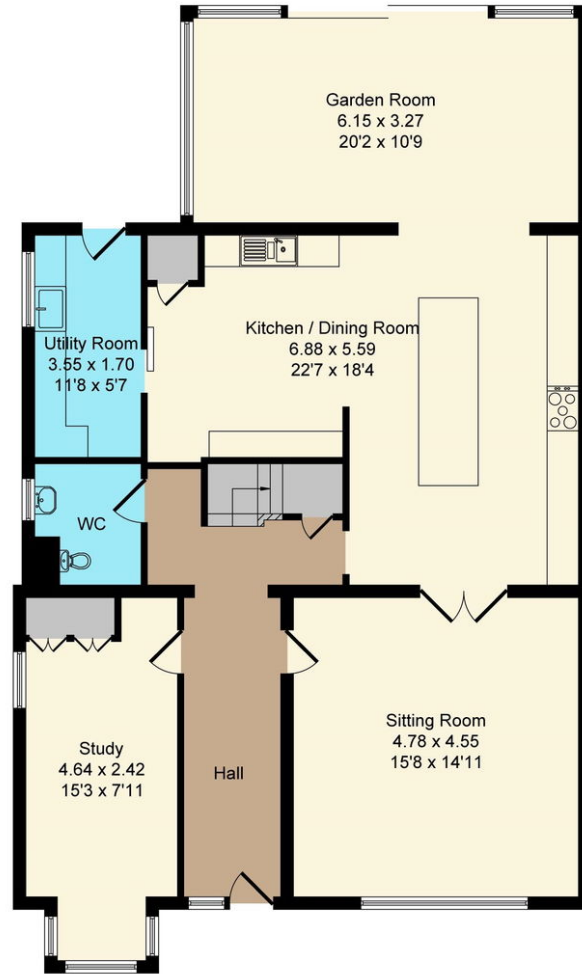
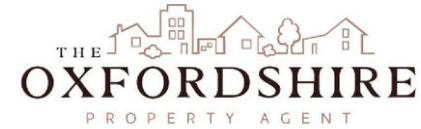
Rich in history, the village dates back to Saxon times and is home to the striking medieval church of St Michael — a prominent landmark that reflects Cumnor's long-standing cultural heritage. Residents enjoy a warm, welcoming community, supported by excellent local amenities including a highly regarded primary school, two traditional pubs (notably the Bear and Ragged Staff), a village hall, and a convenience store/post office.

The surrounding countryside is ideal for walkers, cyclists, and nature lovers, with nearby Cumnor Hurst and Wytham Woods offering miles of peaceful trails and abundant wildlife. Despite its idyllic setting, the village remains superbly connected, with regular bus services to Oxford, easy access to the A34 and wider road network, and fast routes to mainline train stations for London and the Midlands.

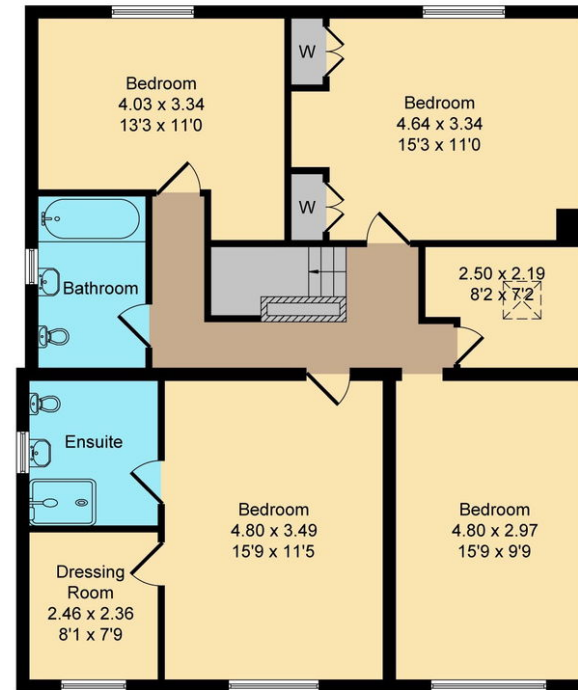
Whether you're seeking a peaceful place to raise a family or a well-positioned base with a strong sense of community, Cumnor is a location that truly has it all.



Approximate Gross Internal Area = 207.62 sq m / 2235 sq ft



Ground Floor



First Floor



This floorplan is for illustrative purpose only and is not drawn to scale. Measurement, floor-areas, openings and orientations area approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error of mis-statement. All parties must rely on their own inspections.