



THE NEST

Cumnor Hill, Oxford



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Cumnor Hill, Oxford



— WELCOME TO —

“The Nest” 40 Cumnor Hill

A Blend of Heritage and Elegance on Cumnor Hill



About the AREA



Nestled atop Cumnor Hill lies a vibrant community, offering a plethora of amenities and conveniences. Strategically positioned for effortless travel, this area boasts easy access to major transportation routes. The A34 and A420 are within close reach, ensuring smooth commuting experiences for residents. Additionally, the proximity to Oxford train station, just 2 miles away, facilitates seamless travel to London in under an hour, catering to both work and leisure needs.

Education flourishes in this locale, with a diverse array of state and independent schools dotting the landscape. From institutions like Matthew Arnold and The Dragon to local primary schools, the educational options are rich and varied, fostering growth and learning for all.

Local shopping is a breeze, with nearby Botley offering

supermarkets such as Waitrose and Aldi, along with the contemporary West Way shopping centre featuring a range of shops including a local butcher, fish and chip shop, and Tesco Express convenience store.

For leisure pursuits, residents can indulge in a variety of activities. Golf enthusiasts can tee off at Frilford Heath, while those inclined towards water sports can explore Farmoor Reservoir. Furthermore, the surrounding countryside beckons with scenic walking trails, providing opportunities for relaxation and exploration.

In essence, Cumnor Hill offers a harmonious blend of convenience, education, and leisure, making it an ideal place to call home for individuals and families alike.

Purchase Price

£1.3 M



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**Harmonious Blend
of Convenience,
Education, And Leisure.**
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Property FEATURES



HOME

- Detached 4 Bedroom
- Mid-Century Design
- 4 Bedrooms
- Downstairs Study
- Kitchen-Diner
- Utility off kitchen
- Converted Garage Room
- Large Plot (Scoop for extension subject to planning)
- Ground Floor WC

Approximately 1,999 Sq ft

SERVICES

- Mains Gas
- Mains Electric
- Mains Water
- Mains Sewage
- Super Fast Broadband

GROUNDS

- Garage Room
- In and out driveway
- Mature rear garden
- Large L shaped Garden Plot
- Almost three-quarters of an acre in size

A Blend of Heritage
and Elegance



INTRODUCTION & INTERIORS



1 INTRODUCTION

Nestled right in the middle of the coveted ascent of Cumnor Hill, in the quaint yet vibrant Botley, is 40 Cumnor Hill. A home that we have aptly nicknamed “The Nest”, it stands as a paragon of midcentury architecture and modern grace. Built in the blossoming era of the 1950s, this 4-bedroom detached sanctuary promises a blend of nostalgia and contemporary living.

As you approach 40 Cumnor Hill, the residence greets you with an air of dignified presence, it’s façade a testament to the enduring designs of it’s time. The well-manicured frontage invites you into a world where time-honoured craftsmanship meets present-day aesthetics. You will find a useful in and out driveway which will allow for the parking of up to 6 or so cars. Including a now converted garage room that could be switched back to it’s original use if needed.

2 ELEGANT INTERIORS

Step through the front door and be enveloped by the warmth of a home that has celebrated life’s moments. Each room within “The Nest” is a chapter of its own, with flowing spaces bathed in natural light. The good decorative standard throughout echoes a canvas of quality, ready for the personal touches of its new custodians. Downstairs, you step into the front corridor that allows access to the rest of the house. Immediately to your left, a practical study lit by the sun coming from the front of the house that maintains a sense of privacy due to the older green hedging around its circumference. Back out to the hall, proceeding in front of you and to the left you have both the reception room and kitchen-diner.



Envelope of Warmth
Nature with Spaces
Bathed in Natural Light.

3 SOCIAL SPACES

The reception room boasts large, rolling windows that overlook the rear garden. Similarly, the open-plan kitchen-diner, also filled with light, seamlessly guides you into the sunroom. The sun room is where this property takes its nickname. As you are perched in the sun room you feel as if you are in a nest looking out across the beautiful mature gardens and trees. At the heart of “The Nest” lies a kitchen that’s both functional and inviting, where the culinary arts can be embraced with joy. Quality appliances are seamlessly integrated, standing ready to assist in creating feasts for family gatherings or quiet dinners alike. The living areas are designed to foster togetherness, from the spacious lounge with views of the verdant outdoors to the dining room that whispers of shared stories and laughter-filled evenings.

4 RESTFUL RETREATS

The four bedrooms are thoughtfully appointed sanctuaries, each offering a unique perspective of the property’s surroundings. These peaceful retreats ensure that every slumber is cradled in comfort and every morning begins with an inspiring vista.

5 YOUR NEXT CHAPTER AWAITS

At 40 Cumnor Hill, “The Nest” is not just a residence—it’s the backdrop for your future memories, a place where life unfolds in its beautiful complexity. Awaiting its new custodians, this property is more than a home; it’s a living legacy of the joyous days past and the promise of tomorrow.



Honoured
Craftsmanship
meets present-day
Aesthetics

6 THE ENCHANTED OUTDOORS

“The Nest” extends its embrace to the outdoors, where the private garden offers a sanctuary for flora and fauna alike. This space, vibrant with life, offers room for children’s play, alfresco dining, or simply enjoying a moment of solitude under the sky’s canopy. Located on Cumnor Hill, “The Nest” enjoys the tranquility of suburbia while being just a stone’s throw from Botley’s charming array of shops, cafes, and essential services. Oxford’s historic and academic allure is but a brief journey away, ensuring the perfect balance of seclusion and accessibility.

ARRANGE YOUR VISIT TODAY

We invite you to discover the beauty and soul of “The Nest.” To arrange a viewing and feel the essence of this exceptional property, please contact our team. Your story, interwoven with this home’s history, awaits.



A Private Garden Offers
a Sanctuary for
Flora and Fauna alike.

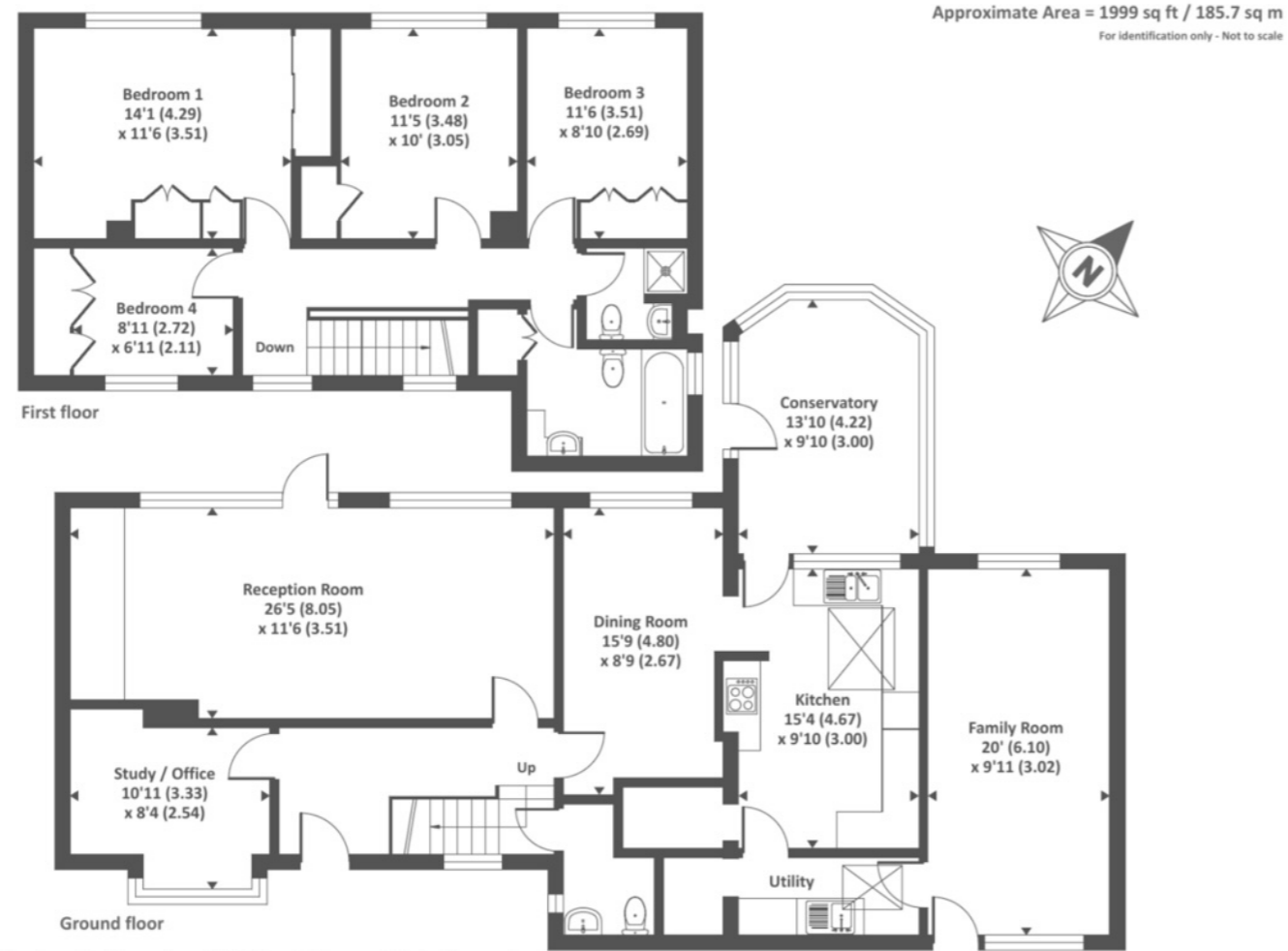


Mid Century Modern Design





FLOOR PLAN



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Chancellors Estate Agents. REF: 1093794



AREA AMENITIES



NEARBY AMENITIES

COMMUTING

- ◆ A34: *approx 1 mile*
- ◆ A420: *approx 1.5 miles*
- ◆ Oxford Train Station: *approx 2 miles*

SHOPPING

- ◆ West Way shopping centre: *approx 0.5 miles*
- ◆ Aldi: *approx 1 mile*
- ◆ Waitrose: *approx 1.4 miles*

SCHOOLING

- ◆ Matthew Arnold Secondary School: *approx 0.4 miles*
- ◆ Botley Primary School: *approx 0.6 miles*
- ◆ North Hinksey Church of England Primary School: *approx 1.3 miles*
- ◆ West Oxford Community Primary School: *approx 1.6 miles*
- ◆ Cumnor Church of England School: *approx 1.8 miles*





Calm Garden with
Perfect Setting for
Relaxation.



abode.

MOVING PEOPLE

CONTACTS

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