



101 Kimmeridge Road  
Cumnor, Oxford, OX2 9RQ



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**101 Kimmeridge Road  
Cumnor  
Oxford  
OX2 9RQ**

**GUIDE £425,000 FREEHOLD**



Situated within this popular development off Cumnor Hill, the property offers well proportioned accommodation arranged over two floors.

On the ground floor there is a cloakroom, living room, and kitchen/dining room with patio doors onto the enclosed rear garden. Upstairs has a master bedroom with en-suite shower and built in wardrobes, a second double bedroom and a third smaller bedroom ideal for use as an office or for a small child.

The property offers ample parking with a single garage (with power) and space for parking in front of the garage.

There is an excellent choice of schools nearby and slightly further afield, many have their own mini bus service to pick up the children on Cumnor Hill.



Cumnor Hill is conveniently located with bus services and cycle lanes to Oxford City and links to A34. Yet Abingdon is only c. 6.5 miles and Cumnor village just c.1.5 miles with a post office, greengrocer, news agent, primary school and two country pubs.



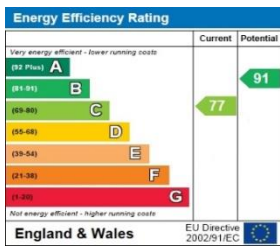


GROUND FLOOR  
556 sq.ft. (51.7 sq.m.) approx.

1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



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TOTAL FLOOR AREA : 971 sq.ft. (90.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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