

Lake View House, Cumnor, Oxfordshire





An impressive seven-bedroom family home close to Oxford with far reaching views over Farmoor Reservoir.

Summary of accommodation

Main House

Ground floor:

Reception hall | Dining room | Kitchen/ breakfast room
Drawing room | Orangery | Sitting room | Two WCs

First floor:

Large principal bedroom with en-suite bathroom and dressing area | Four further bedrooms, all with en-suite facilities

Second floor:

Two guest bedrooms | Home office | Loft storeroom

Garden and Grounds

Formal lawned gardens | Rear terrace and seating area
Double garage

In all about 2.14 acres



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Distances

Oxford City Centre 5.7 miles (Oxford to London Paddington from 49 minutes), Oxford Parkway 8.2 miles (Trains to London Marylebone from 55 minutes), Abingdon 6.5 miles, M40 (Junction 9) 12.8 miles (Distances and times are approximate)

Situation

Cumnor is a sought-after residential area and civil parish, close to Oxford with easy access to the A34 and Oxford ring road, connecting to the M4 and M40 motorways. Newbury is also within easy reach. Cumnor village has two public houses, a family butcher, and a village hall. Sporting and leisure facilities include the Nuffield Health Club, golf at Hinksey Heights and Frilford Heath. Nearby Farmoor Reservoir provides extensive fishing and watersports opportunities. There are excellent local schools including Abingdon, Cothill and Cokethorpe, with Oxford schooling close to hand including Magdalen College School, Headington, Cherwell, The Dragon, Radley, St Edward's and Summer Fields.



Lake View House

Lake View House is an impressive seven-bedroom family home with excellent proportions and far-reaching views. The house was built in the early 1990s with the principal reception and bedrooms looking out over Farmoor Reservoir. The house, which is situated in a raised position, is approached by electric gates and a sweeping driveway with space for plenty of cars. There are several mature trees surrounding the house, with a pretty assortment of topiary beds and shrubs at the front of the house near a parking area and double-bay garage.

Accessed via stone steps and charming porchway, the first room of the house is a grand reception hall with high ceilings and a large galleried staircase. To the left is a sizeable drawing room with corniced ceilings, dual aspect bay windows and an ornate wooden and marble hearth. Continuing through to the westerly side of the house there is a spacious and bright orangery with very high ceilings which was added on a couple of years after the initial build. To the right of the reception hall is the dining room which enjoys amazing far-reaching views through a floor-to-ceiling bay window. Further along the corridor is a sitting room with French doors providing access to a pretty terrace at the front of the house – the perfect spot for taking in the beautiful countryside views. The main reception rooms in the house lend themselves very well to both family life and entertaining on a grand scale. The kitchen offers views of the back garden and is a good size with a small breakfast bar and seating area which can also be accessed via a side door in the double-bay garage.

On the first floor, there is a charming triple aspect principal bedroom suite with corniced ceiling and bay window. There is also a large connecting en-suite bathroom and dressing area. On the first floor, there are four further bedrooms, all with en-suite facilities. Up a smaller set of stairs, the second floor accommodates two sizeable bedrooms, a home office and a large attic storeroom.





Approximate Gross Internal Floor Area

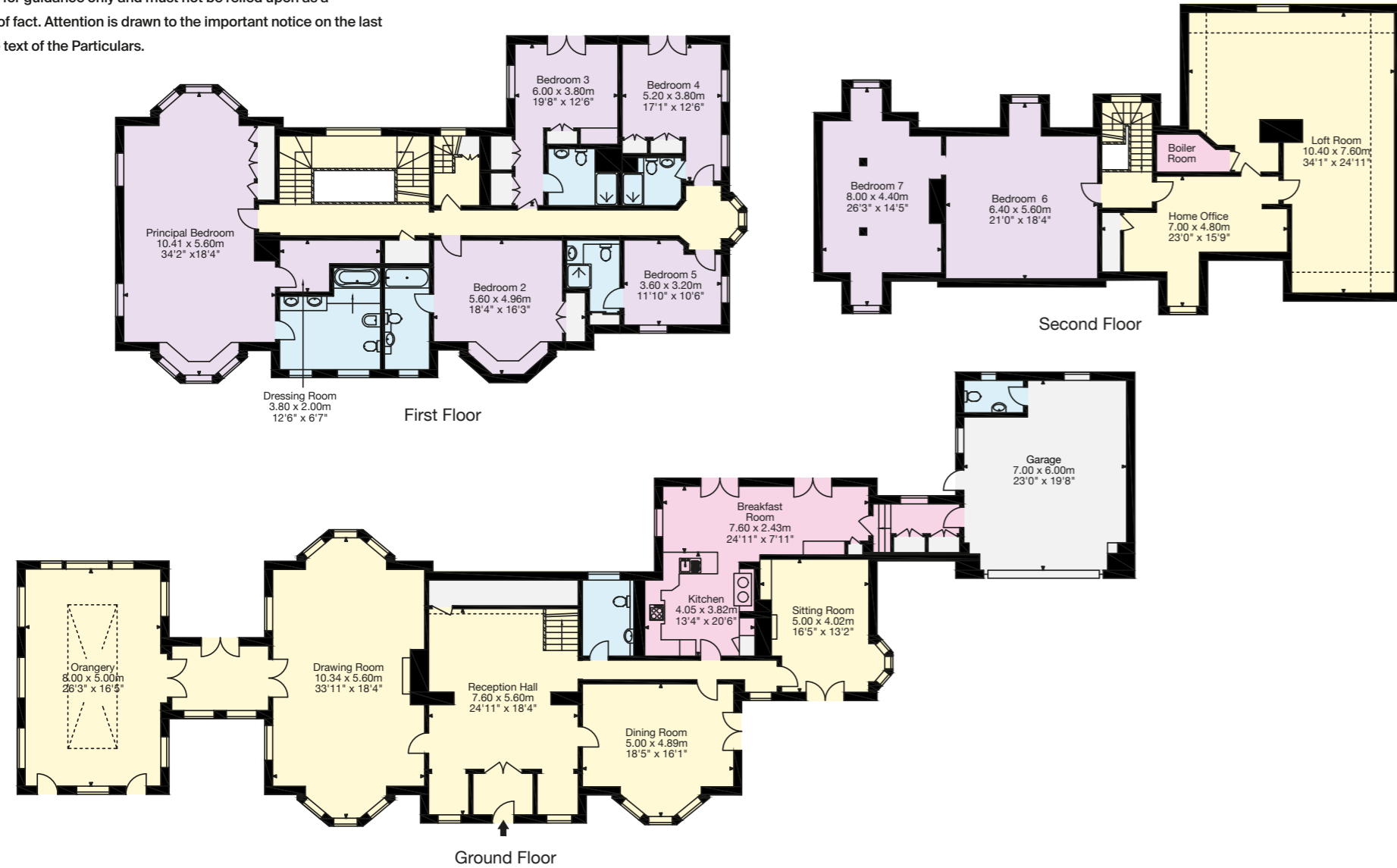
Main House: 608 sq m / 6,544 sq ft

Garage: 42 sq m / 452 sq ft

Total Area: 650 sq m / 6,996 sq ft

(incl. areas of restricted height)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."

Property information

Tenure: Freehold

Services: Mains water, electricity and drainage and gas fired central heating.

Local authority: Vale of White Horse District Council

Tel: 01235 422 422

Council Tax: Band H

Energy Performance Certificate Rating: Band D

Postcode

OX2 9QE

Directions

What3words - loving.elections.hushed

Viewings

Strictly by prior appointment with sole selling agents Knight Frank.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2023. Photographs and videos dated November 2022.

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Date: 18 April 2024
Our reference: POD012227761

Lake View House, Tumbledown, Cumnor, Oxford, OX2 9QE

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £2,950,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



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