

Spring Bank, Cumnor, Oxford

Idyllic family home with beautiful gardens on the edge of the City.

Situation

Cumnor is a sought-after village close to Oxford with easy access to the A34 and Oxford bypass (leading to the M40) and to the Cotswolds via the A40. The village has a church and church hall, two public houses, a family butcher, a grocer and post office, cricket club and primary school. There are walks down to the Thames at Bablock Hythe. Nearby Farmoor reservoir provides fishing and an active sailing and watersports venue while there is golf at Frilford and Hinksey Heights. 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. Oxford City Centre 4 miles (Oxford to London Paddington from 49 minutes), Oxford Parkway c.7.5 miles (London Marylebone c. 63 minutes), Abingdon c.6.5 miles, M40 (Junction 9) c.12.8 miles (All distances and times are approximate).





The Property

Tranquil five bedroom family home with triple garage tucked away in a beautiful and private setting in the sought after village of Cumnor with transport links, amenities and schooling closeby.

Versatile accommodation of just over c.2900 sq ft with a well finished kitchen overlooking the front garden, two living rooms and a formal dining room ideal for entertaining. A large integral triple garage provides a perfect space for vehicles, storage, gym or home work space.

The first floor has a warm and airy feel with a feature window flooding the stairway leading to five well balanced bedrooms and family bathroom. The master suite of good measure with en-suite bathroom, fitted wardrobes and a balcony overlooking the private front garden, the countryside and beyond. The perfect setting to unwind or start the day with a hint of the sound of the countryside & wildlife in this truly exceptional village location.

There is a mature front, side and rear gardens with a wide assortment of trees and shrubs enjoying the countryside views.









Property information

Services: Mains Gas, water, electricity and drainage.

Local Authority: Vale of White Horse

Tenure: Freehold

Council Tax: Band G

EPC: D

Viewings

By appointment through sole selling agent 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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. 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 2024. Photographs and videos dated May 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

