



# 15 Colegrove Down

Cumnor Hill





## A superbly presented house with far-reaching views.



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### Summary of accommodation

#### Main House

Ground floor: Open plan kitchen | Sun terrace | Bathroom | Reception room | Study | Utility room | Cinema room

First floor: 3 En-suite bedrooms | 1 Further bedroom | Sun terrace | Bathroom

#### Outside

Summer house | Workshop | Deck area | Double garage



## Situation

All times and distances are approximate.



The property occupies a lovely setting in Colegrove Down, just off Cumnor Hill and is very well placed for access to Oxford as well as the A34 and A420.



Local shopping can be found at West Way shopping centre at the foot of Cumnor Hill, and there is a Waitrose supermarket on Botley Road. In Oxford, there is an excellent range of international shopping, restaurants and leisure facilities for all tastes. The picturesque village of Cumnor is about half a mile away with a pond, two public houses, a butcher, a hairdresser, a sub-post office and greengrocer and a complementary health clinic.



Oxford has a wide range of schools, both state and independent, for all ages, and there is good access to the Witney and Abingdon schools as well.



Oxford Parkway provides rail access to London.



## The Property

This is an exceptional house, having been extended and refurbished by the present owners and occupying a lovely position with outstanding views.

The house is finished to a very high standard with a high-quality kitchen, bathroom fittings, underfloor heating, and air conditioning on the ground floor and in the main bedroom suite. It enjoys a spectacular setting with far-reaching views, which can be enjoyed from all the main rooms, two large sun terraces and from the garden. The heart of the house is a wonderful open-plan sitting/dining/kitchen with full-height windows and doors from which to enjoy the view. It provides a superb entertaining space with the doors folding back onto the large terrace with barbeque area. In addition, there is a large sitting room (currently configured as a cinema room), a further large reception room, a study, well-fitted utility room and WC.

The first floor has the main bedroom suite with fitted wardrobes, an ensuite bathroom, and doors onto the sun terrace. There are three more bedrooms, two of which are ensuite, one also has access to the sun terrace and a large family bathroom. There is a double garage with electric doors and off-street parking for more than four cars.











## FLOOR PLAN

Approximate Gross Internal Floor Area

Ground Floor: 172 sq m / 1,847 sq ft

First Floor: 112 sq m / 1,209 sq ft

Main House Total Area: 284 sq m / 3,056 sq ft

Garage: 27 sq m / 288 sq ft

Outbuilding: 19 sq m / 204 sq ft

Total Area: 330 sq m / 3,548 sq ft



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.

## PROPERTY INFORMATION



## Outside

The garden is mainly to the rear and side of the house, laid to lawn, and has well-stocked herbaceous borders and a large deck area. A good-sized summer house and workshop with a patio area at the side of the house could be used as a home office. The house benefited from full re-wiring and re-plumbing in 2023.

## Property Information

**Tenure:**  
Freehold.

**Postcode:**  
OX2 9HT

**Council Tax Band:**  
G - Vale of White Horse

**EPC:**  
C

**Viewings:**

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.



**Oxford**  
274 Banbury Road  
Summertown, Oxford  
OX2 7DY

**Oliver Saxton**  
01865 264 862  
oliver.saxton@knightfrank.com

**knightfrank.co.uk**

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.

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Particulars dated: August 2024. Photographs dated: August 2024. Capture Property 01225 667287.

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