



## HUTCHCOMBE FARM CLOSE

Oxford, OX2 9HG



## SPACIOUS AND WELL-APPOINTED DETACHED FAMILY HOME WITH OVER 2,500 SQFT OF ACCOMMODATION, LARGE GARDEN, DETACHED GARAGE WITH HOME OFFICE ABOVE.

Charming family home arranged over two floors tucked away within a residential cul de sac off Cumnor Hill.

			EPC
5	3	3	B

Local Authority: Vale of White Horse Council

Council Tax band: H

Tenure: Freehold



## DESCRIPTION

There are beautiful views elevated views to the front of the house, and an attractive and large rear garden. Comprising a recently fitted kitchen/breakfast room with bifold doors to the south westerly facing garden, laundry room, dining room again with bifold doors onto the garden, study, w/c and a large double aspect sitting room. To the first floor are five bedrooms, two of which are ensembles, and a family bathroom. To the rear there is a large garden, and to the front there is ample parking for several cars and a detached garage with annex / home office above, ideal for those wanting to work from home.

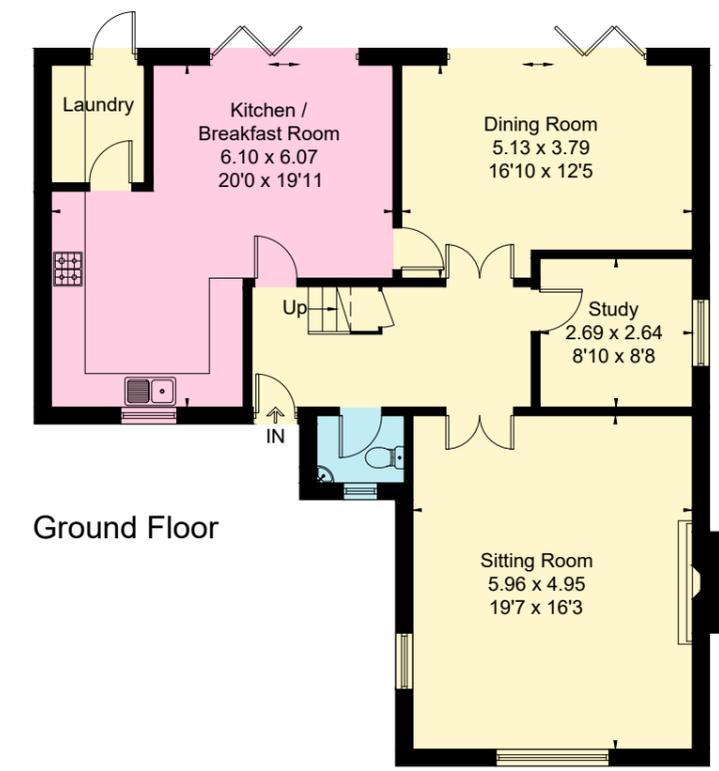


## LOCATION

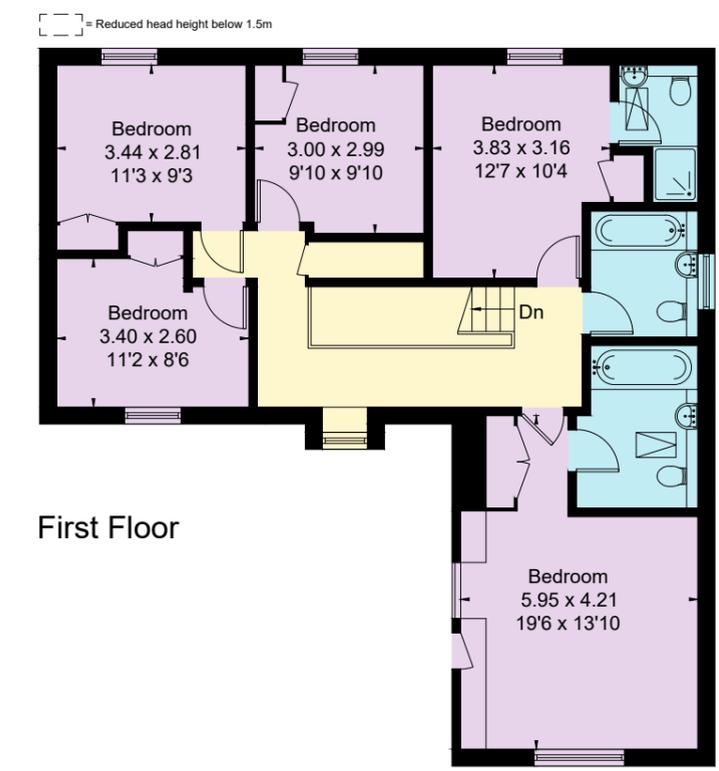
This home is very well placed for access to Oxford as well as the A34, A420 and Oxford station for rail access to London. Local shopping can be found at West Way shopping centre at the foot of Cumnor Hill, and there is a Waitrose supermarket on Botley Road. In Oxford, there is an excellent range of international 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. It also has a primary school, two churches and well-established football and cricket clubs.

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.

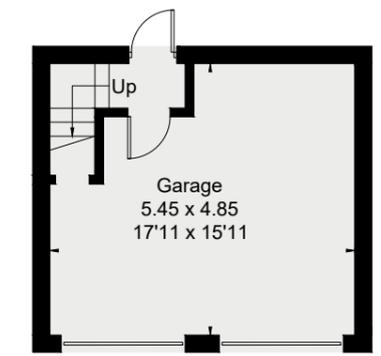
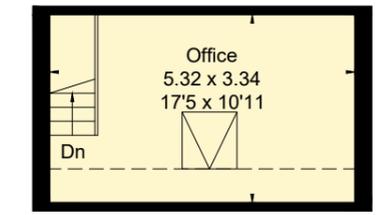




Approximate Gross Internal Area = 242.2 sq m / 2,607 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

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