



Oliver James  
FOR SALE  
01235 555007

Oliver James



Dean Court Road,  
Oxford, OX2 9XD

**£925,000**

### Description

A spacious five bedroom detached family home in this sought after location. Reconfigured ground floor accommodation to create a large fifth bedroom/fourth reception room, spacious shower/cloakroom and a stylishly redesigned and refitted kitchen/breakfast room providing a superb flowing space with bi-fold doors leading out to the private rear garden.

The remaining ground floor accommodation is set off by a spacious reception hall leading to three reception rooms including a 22ft double aspect sitting room with double doors opening into the dining room.

On the first floor there are four bedrooms and a bathroom with the main bedroom featuring an en-suite bathroom. Central heating is gas to radiators.

Outside is driveway providing parking in front of the former garage which is now a useful storage space for cycles, motorbikes and other items.

A pedestrian side access leads to the private rear garden measuring 55ft x 45ft, incorporating a large patio and mature planting in the borders which provide excellent privacy.





## Location

Dean Court Road is conveniently situated for countryside walks via Chilswell Lane to Cumnor Hurst and Boars Hill. Cumnor Village is just over a mile away with a range of local amenities to include general store, butchers, primary school, two churches, two public houses and a thriving cricket club and village hall.

Cumnor Hill is a sought after area on the west side of Oxford just 3 miles from the beautiful city centre. The West Way shopping centre is close by for day to day shopping needs.

Cumnor Hill has bus pickup points to all the major independent schools in Central North Oxford as well as Abingdon, Cothill and Cokethorpe. Sporting and leisure facilities include the Nuffield Health Club in Oxford, golf at Hinksey Heights, Frilford Heath and watersports on the Farmoor Reservoir.

There are regular bus services to the city centre, and Oxford Rail station, from which there are connections to London every 30 mins (journey time to Paddington 55 mins). The Botley Interchange of the Oxford ring road, which gives immediate access to the A34, A420 and the wider road and motorway network, is also close by (M40 J8 is 21km away, J9 18km).



## 20 Dean Court Road

Approximate Gross Internal Area (Including Garage)

Ground Floor = 107.2 sq m / 1,154 sq ft

First Floor = 62.4 sq m / 672 sq ft

Total = 169.6 sq m / 1,826 sq ft



## Oliver James

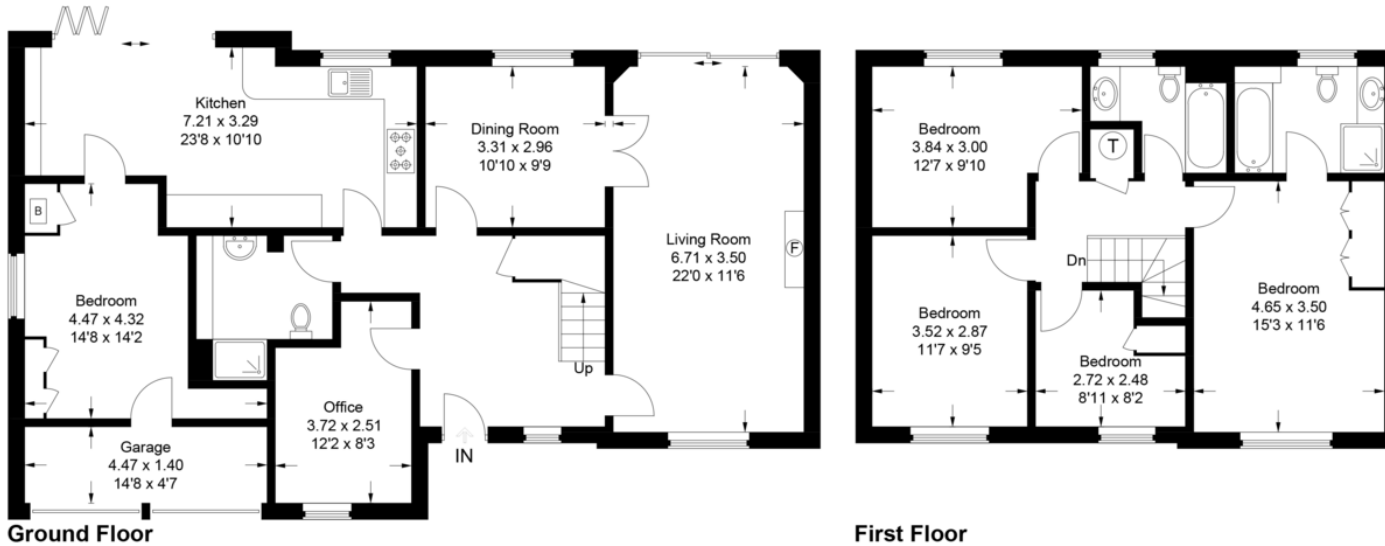
For further information, please contact:

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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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	77
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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