



83

Oliver
James



Kimmeridge Road,
Off Cumnor Hill,
Oxford.
OX2 9RF.

£575,000

Description

Situated at the top end of Cumnor Hill and offering over 1400sq ft of living space.

A four bedroom family home with accommodation set out over three floors, including a top floor principal bedroom suite incorporating dressing area, spacious shower room and fitted storage.

On the ground floor there are two reception room, cloakroom, fitted kitchen and french doors leading out onto the south facing garden from the sitting room. On the first floor there are three bedrooms (two doubles) and a family bathroom. Central heating is gas to radiators and the property has double glazing.

Outside the property is a south facing rear garden with direct access into the garage, situated to the rear of the property and pedestrian gate to the parking space in front of the garage. In the garden there is also a good sized Asgard security shed.





Location

The property is situated at the top of Cumnor Hill and Cumnor is a popular village just 3 miles to the west of Oxford offering access into the city via Botley Road and to the mainline stations with fast train services running to Marylebone and Paddington from Oxford Parkway and Oxford station respectively.

There is easy access to arterial roads including the A34 and A420 connecting to the A40, M40 and M4.

The village itself is community led with a well-regarded primary school, village store and post office, two public houses, church, garage and sports clubs. There is an extensive choice of shopping entertainment venues, cultural amenities and restaurants and cafes in central Oxford. More locally within Botley is the new Westway Place shopping centre serving most day to day needs.

The village is a short distance from the well-regarded Matthew Arnold secondary school.

Agents Notes

The property is freehold and has mains water, drainage, gas and electric connected.

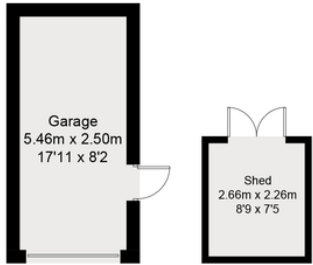
The EPC Rating is C and the Council Tax band is E with Vale of the White Horse DC.

The house has fibre to the premises (FTTP) broadband, with speeds up to 1000Mbps.

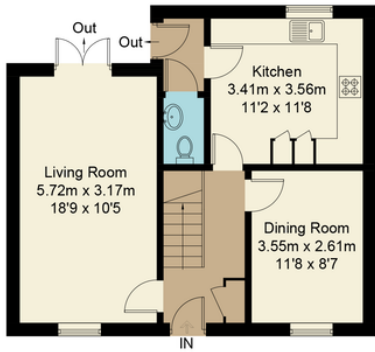
The property has not flooded in the last 5 years.

There is a yearly estate management charge of £248.43

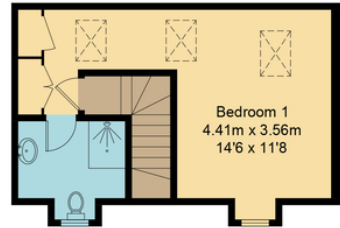




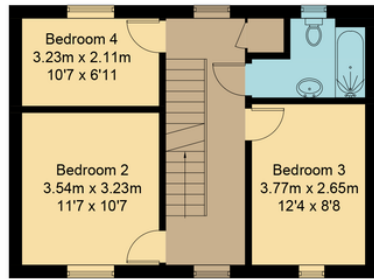
(Not Shown In Actual Location / Orientation)



Ground Floor

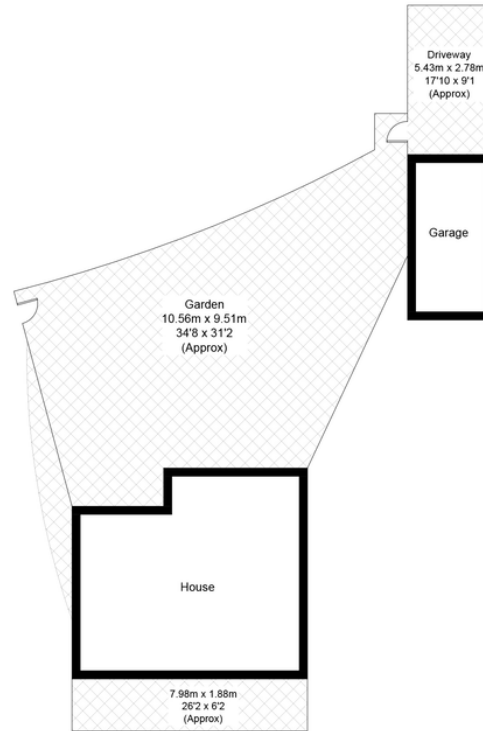


Second Floor



First Floor

Kimmeridge Road, OX2
 Approximate Gross Internal Area = 131.8 sq m / 1419 sq ft
 Garage = 14.0 sq m / 151 sq ft
 Total = 145.8 sq m / 1570 sq ft
 Shed = 6.0 sq m / 65 sq ft



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