



DOUGLAS & SIMMONS

180, Cumnor Road, Boars Hill  
Oxford, Oxfordshire

Wheelstay, 180 Cumnor Road, Boars Hill, Oxford, Oxfordshire, OX1 5JS

Guide Price £720,000 Freehold

This 1930's, 5 bedroomed detached property, with a double plot and ample parking, lends itself to the potential of extension and a potential separate building plot (subject to the usual permissions).

• 5 Bedrooms • Detached Property • Driveway with ample parking • Double plot • Potential for building extension • Desirable OX1 postcode • Stunning rear field views • Large sitting room • Almost 1/2 an acre of garden



## LOCATION

This property is situated on Cumnor Road, which is a popular scenic location situated between the villages of Wootton and Cumnor. Wootton provides a wide range of amenities which include a supermarket and a group of varied shops, a post office, community centre and primary school. Wootton is also 2 miles from the historic market town of Abingdon on Thames, which provides larger supermarkets and shopping opportunities, a range of both primary and secondary schools and further recreational activities. Cumnor also has a host of amenities, the historic town having several family pubs, a primary school, and well-established football and cricket clubs, it sits just over 2 miles from Botley and its centre is west of the A420 road to Swindon. The A34 is easily accessible and nearby, connecting northbound to the M40 or southbound to the M4. Oxford City centre is just over 5 miles from the property, renowned for its educational, gastronomic and recreational offerings.

## DESCRIPTION

This 1930's 5 bedroomed detached property benefits from a double size plot next door to No. 184 Cumnor road without a No. 182 which potentially could provide an opportunity for a separate building plot subject to the usual permission. Although it almost certainly provides the huge scope to extend the existing dwelling in this enormous garden of c.o.455 of an acre (approaching half an acre.). The plot offers excellent scope with an in and out drive to the front and drive down the centre providing an abundance of parking. Being in the desirable OX1 postcode a stones throw from Oxford, affording stunning views to the rear which it backs onto.

Offered for sale with no onward chain, the spacious and versatile accommodation is arranged over two floors with potentially 3 1st floor bedrooms, one of which could be a bathroom as well as a spacious landing. One of the bedrooms has a balcony overlooking the fields to the rear. To the ground floor there are two large bedrooms, one with a shower room as well as a large sitting room, separate dining room, kitchen and conservatory.

With various outbuildings available on the plot, this provides excellent works and leisure potential also. NB; The property will be sold with an uplift covenant.

please note; best & Final offers are required by midday Friday 15th Nov.

## FLOOR AREA

2082.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND E



# Cumnor Road, Boars Hill, Oxford, OX1 5JS

Approximate Area = 2464 sq ft / 228.9 sq m (includes garage)

Outbuildings = 1332 sq ft / 123.7 sq m

Total = 3796 sq ft / 352.6 sq m

For identification only - Not to scale



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	EU Directive 2002/91/EC	
England & Wales		

## DIRECTIONS TO OX1 5JS

what3words:///rocks.flown.rips As indicated by our D&S 'For Sale' board

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Douglas and Simmons Ltd. REF: 1188719

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Viewing strictly by appointment with the agents  
**Douglas and Simmons**

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