



172 Cumnor Road, Boars Hill, Oxford OX1 5JS

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172 Cumnor Road

Substantially extended five bedroom detached family home, well situated in a desirable non-estate location, complemented by large southerly facing rear gardens, with the plot totalling c0.3 of an acre. Providing an opportunity to renovate/re-model and create a wonderful family home. Sold with no ongoing chain.

Location

Cumnor Road is a popular non-estate location situated between the villages of Wootton and Cumnor, both of which offer an excellent range of amenities including general stores, post office, primary schools and church. Useful distances include Abingdon (circa. 3.5 miles) and Oxford city centre (circa. 5.5 miles).

Directions what3words – elder.zealous.known

Leave Abingdon town using Stratton Way and take the first turning on the left hand side onto Bath Street. Continue across the mini-roundabout onto the Wootton Road and proceed straight across the following large roundabout in the direction of Wootton. Proceed through the hamlets of Whitecross and Lamborough Hill leading towards the village of Wootton. Proceed across the roundabout onto the Cumnor Road where the property is found some way down on the right hand side, clearly indicated by the 'For Sale' board.



- Entrance hall leading to ground floor shower room and separate front living room with large bay window
- Extended dining room which in turn leads to large double glazed conservatory overlooking rear gardens
- Very flexible separate front family room and kitchen/breakfast room complemented by separate utility room
- Stairs rising to first floor landing with fitted staircase leading to large boarded roof space above
- Five first floor bedrooms (including three double bedrooms) complemented by family bathroom and separate shower room
- Front gardens providing parking facilities for several vehicles and to the side are further parking facilities leading to substantial detached garage
- To the rear are large mature southerly facing rear gardens including patio, an extensive lawn - the whole enclosed by trees, shrubbery and fencing , affording high degrees of privacy

5  bedrooms

Council tax band F

3  receptions

Tenure Freehold

3  bathrooms

EPC rating TBC



Cumnor Road, OX1

Approximate Gross Internal Area = 219.4 sq m / 2361 sq ft
Garage = 58.3 sq m / 628 sq ft
Total = 277.7 sq m / 2989 sq ft



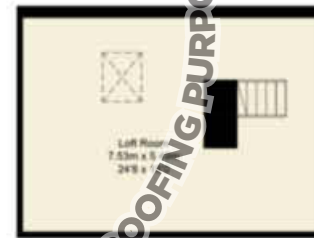
Ground Floor



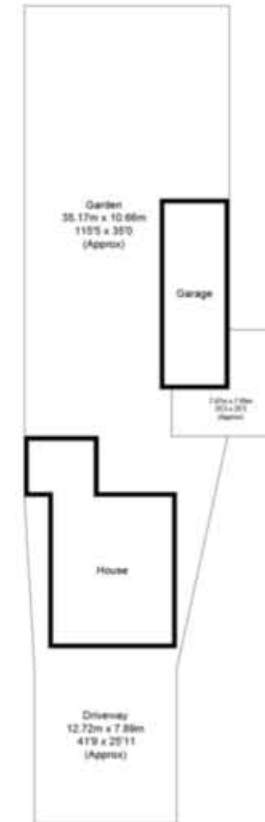
(Not Shown In Actual Location / Orientation)



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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