



The Firs Cumnor Road, Boars Hill OX1 5JP

The Firs

A handsome double fronted detached residence extremely well located on the fringe of Wootton Village and Boars Hill, benefitting from generous gated driveway parking and wonderfully mature gardens.

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).

Bedrooms: 4

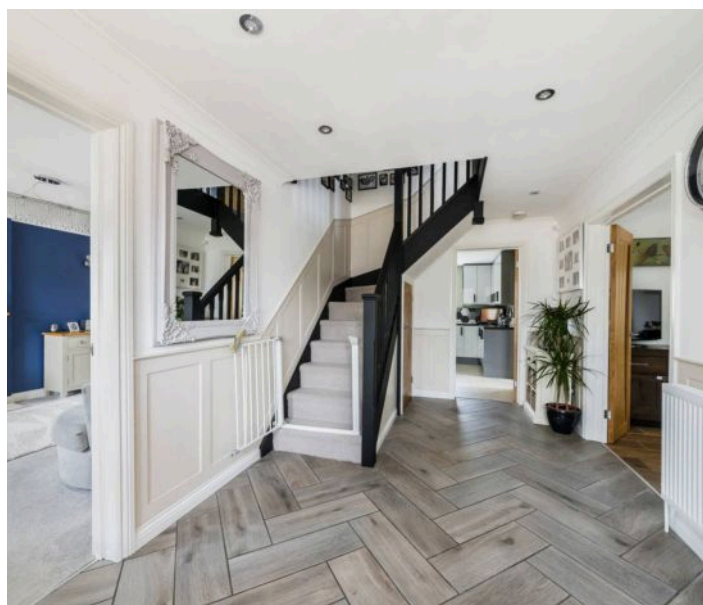
Bathrooms: 3

Reception Rooms: 3

Council Tax Band: F

Tenure: Freehold

EPC: C





Key Features

- Spacious entrance hall offering a real sense of grandeur upon arrival with attractive wood panelling and doors leading to all principle rooms
- Striking double aspect living room with feature fireplace and glazed French doors opening onto the rear garden
- Double aspect refitted kitchen with built-in appliances and glazed French doors opening onto a paved rear terrace complemented by a separate utility room with door to the side
- Striking formal dining room with glazed French doors opening onto the garden and wood panelled feature wall and separate study with bespoke cabinetry
- Newly installed boiler, water cylinder and radiators throughout the property upgrading the efficiency
- Four well proportioned bedroom arranged around a spacious landing, the master bedroom being of particular note with a suite of built-in wardrobes and refitted contemporary shower en-suite
- Bedroom two which is also a generous double further benefits from a large en-suite shower room
- Bedroom three & four are serviced by the family bathroom featuring roll top bath and floor mounted taps
- Externally the property benefits from being well screened from the road with gated access leading onto driveway parking for multiple vehicles and a garage store
- Mature rear garden offering good degrees of privacy with well planted borders, good expanse of lawn and several paved entertaining areas









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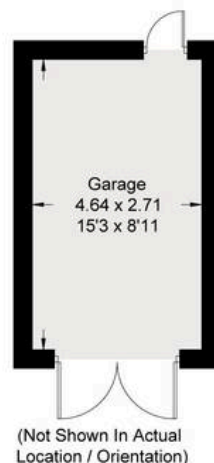
The Firs, OX1

Approximate Gross Internal Area = 146.40 sq m / 1576 sq ft

Garage = 12.60 sq m / 136 sq ft

Total = 159.0 sq m / 1712 sq ft

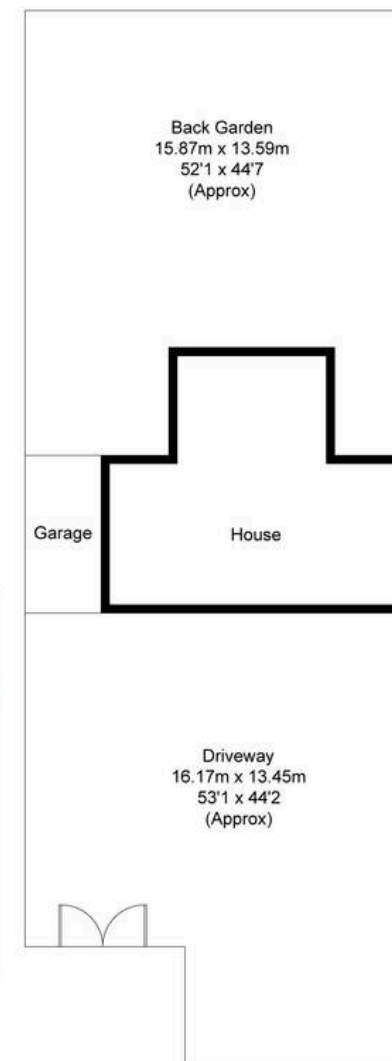
For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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5 Ock Street, Abingdon,
Oxfordshire, OX14 5AL
T: 01235 553686
E: abingdon@hodsons.co.uk
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