



11 Cumnor Road, Boars Hill OX1 5JP

11 Cumnor Road

Substantial and individual six bedroom semi-detached family home, well situated in this non-estate location within a short walk of Wootton village's many amenities, complemented by large 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 school and church, combined with a wealth of nearby countryside walks. Useful distances include Abingdon (circa. 3.5 miles) and Oxford city centre (circa. 5.5. miles).

Bedrooms: 6

Bathrooms: 3

Reception Rooms: 2

Council Tax Band: D

Tenure: Freehold

EPC: D





Key Features

- Entrance hall leading to cloakroom and delightful front living room with attractive fireplace
- Well equipped kitchen/breakfast room complemented by matching utility room
- Dining room and double glazed conservatory providing attractive views over the rear gardens
- Five first floor bedrooms (including four double bedrooms, one with en-suite facilities) complemented by family bathroom
- Large and very flexible top floor double bedroom offering attractive elevated views and en-suite facilities
- Mains gas radiator central heating (recently replaced efficient condensing gas boiler) and PVC double glazed windows
- Front gardens providing parking facilities for many vehicles leading to larger than average integral garage
- Large 95° south-west facing large mature gardens featuring patio, extensive lawn and large garden outbuilding - the whole enclosed by trees, shrubbery and fencing, affording good degrees of privacy









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AWARDS
2024

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Cumnor Road, OX1

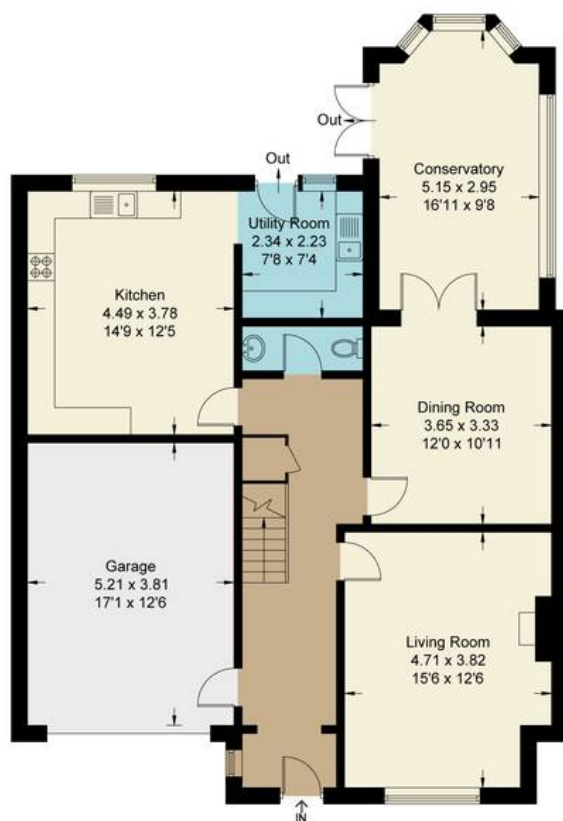
Approximate Gross Internal Area = 201.90 sq m / 2173 sq ft

Garage = 19.90 sq m / 214 sq ft

Shed = 11.40 sq m / 123 sq ft

Total = 233.20 sq m / 2510 sq ft

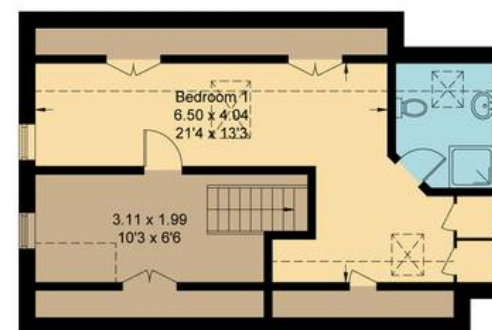
For identification only - Not to scale



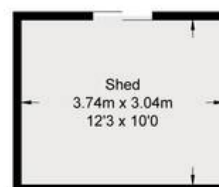
Ground Floor



First Floor

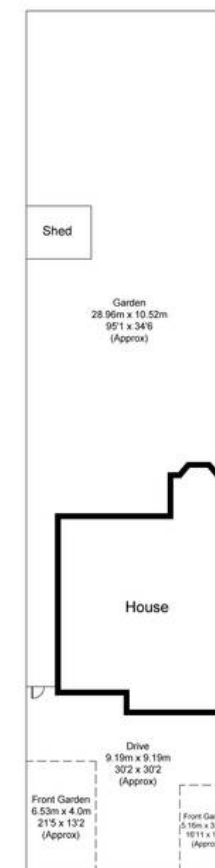


Second Floor



(Not Shown In Actual
Location / Orientation)

= Restricted Head Height



Floor plan produced in accordance with RICS Property Measurement Standards.

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