



13 The Park, Cumnor OX2 9QS



## 13 The Park

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Substantially extended four-bedroom semi-detached family home offering flexible living space set within a quiet cul-de-sac in a desirable South Oxford village location.

Situated in an established location towards the edge of this highly sought after village the property is within walking distance of an excellent primary school, village store and post office, newsagent, independent butchers, garage, church and two public houses incorporating restaurants. There is a quick vehicular route onto the A34 and A420 leading to many important destinations North and South. The property is situated only 3 miles West of the thriving and historic Oxford city, offering excellent educational, recreational and shopping facilities.

Bedrooms: 4

Bathrooms: 1

Reception Rooms: 3

Council Tax Band: D

Tenure: Freehold

EPC: C







## Key Features

- Entrance porch leading to front facing living room with central feature fireplace with log burning stove
- Open plan contemporary kitchen/ dining/ family room with separate utility room and cloakroom with doors leading to the delightful landscaped rear gardens
- Useful separate study leading to partial garage offering handy storage space
- Four good sized bedrooms including three doubles complemented by four piece family bathroom
- Fully enclosed private rear gardens with extended patio and lawns with gated side access
- Off street driveway parking providing hard standing parking facilities for several vehicles

















BRITISH  
PROPERTY  
AWARDS  
2024

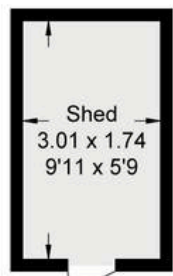
GOLD WINNER

ESTATE AGENT  
IN ABINGDON

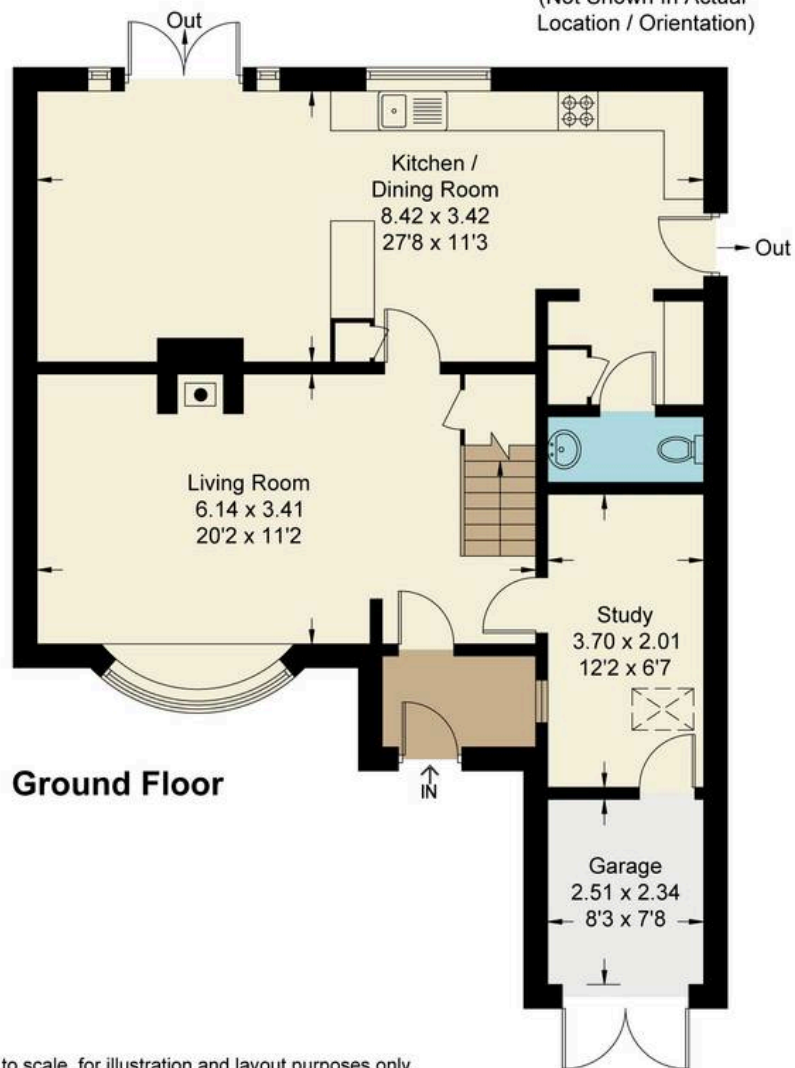


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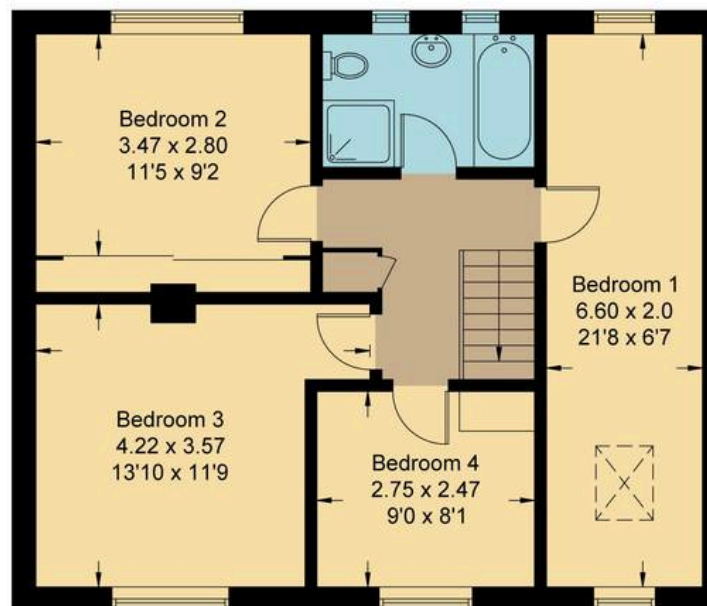




(Not Shown In Actual  
Location / Orientation)



Ground Floor



First Floor

## The Park, OX2

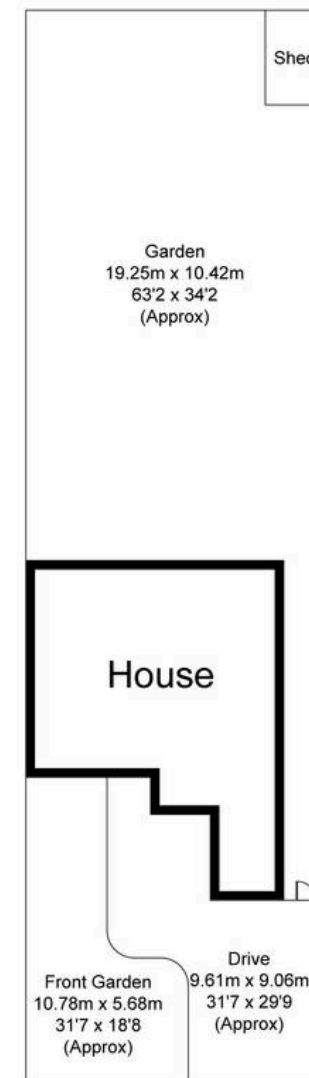
Approximate Gross Internal Area = 124.80 sq m / 1343 sq ft

Shed = 5.20 sq m / 56 sq ft

Garage = 4.60 sq m / 50 sq ft

Total = 134.60 sq m / 1449 sq ft

For identification only - Not to scale



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