

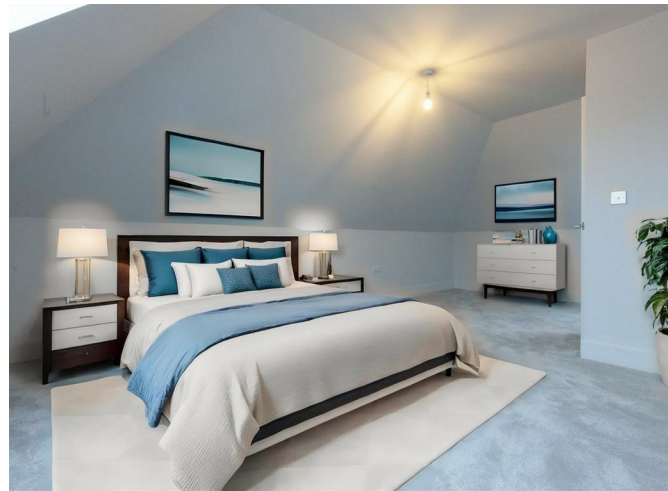


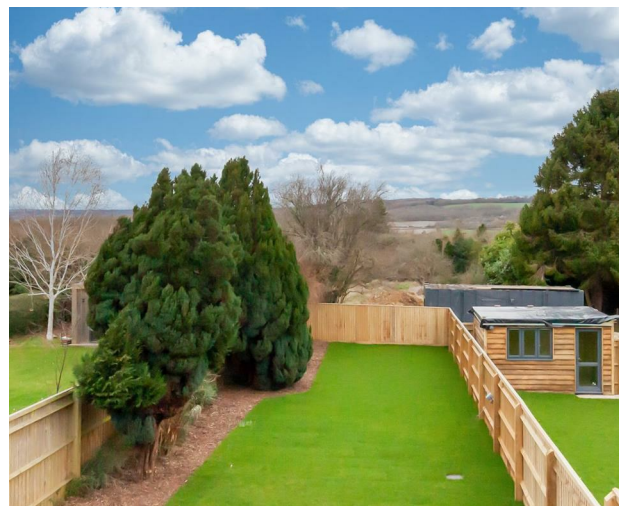
22, NORREYS ROAD, OXFORD

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22, Norreys Road, Oxford, OX2 9PT

Freehold

- Constructed in 2023
- Versatile and generous ground floor living accommodation
- Highly sought-after location, ideal for commuters or those needing to be close to the City Centre
- 4 double bedrooms
- Three Bathrooms
- Captivating views to the rear across open countryside and Wytham Woods
- Driveway parking
- EPC grade B

Constructed in 2023, this beautifully executed four bedroom home is set within a quiet residential pocket just off Cumnor Hill and represents an idyllic balance between city and rural living.

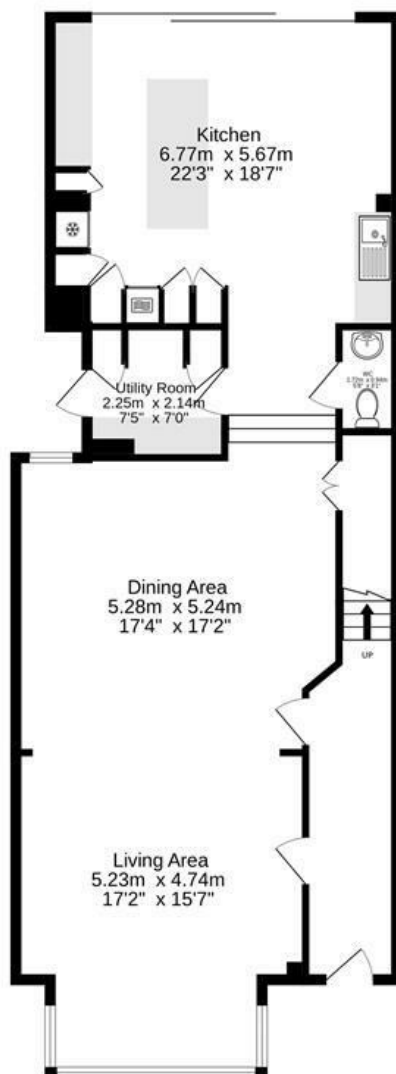
Occupying over 2060 sq ft, the property is defined by its clean lines, contemporary aesthetic and series of voluminous and versatile living spaces. The ground floor flows seamlessly from the large reception room which spans the front of the property to the impressive kitchen/dining room, carefully orientated to optimise the views of the rural vermicular behind. Centred around a large island, the kitchen harnesses the allure of minimalist styling and welcomes a wonderful quality of natural light with floor-to-ceiling bespoke cabinetry offering plenty of concealed storage. Full-height sliding doors frame the backdrop of the rear garden and open onto the decked entertaining area, creating an effortless transition between the interior and exterior spaces. There is also a utility room and handy W.C for added convenience.

The four well-proportioned double bedrooms, two with en-suite facilities, and the family bathroom are spread across the first and second floors.

Externally, the elevated decking area at the rear of the property extends to a large expanse of lawn with well stocked border. There is also driveway parking for multiple vehicles as well as side access.

Please note: the property is sold unfurnished. These photographs have been digitally altered to represent how the rooms could look.

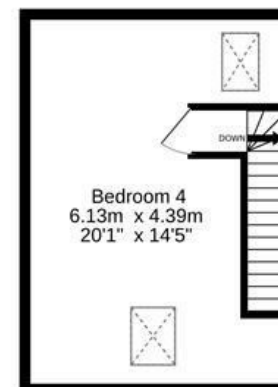
Ground Floor
97.1 sq.m. (1045 sq.ft.) approx.



1st Floor
68.2 sq.m. (734 sq.ft.) approx.



2nd Floor
26.9 sq.m. (289 sq.ft.) approx.



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TOTAL FLOOR AREA : 192.2 sq.m. (2069 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Cumnor

Is located approximately 3 miles west of Oxford City Centre with a regular bus service, easy access to the A34, the ring road and also Oxford Train Station. The village benefits from a well regarded local primary school, pubs and local post office and is in easy reach of a number of independent schools in Oxford, Abingdon and The European School at Culham.

Services

UTILITIES: Connected to mains services

TENURE: Freehold

Local Authority:

Council Tax Band:

These details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute parts of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, and any other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of these details. Photographs contained in these details may have been taken with a wide angle lens.



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