



Oliver  
James



76 Abingdon Road,  
Cumnor,  
Oxford, OX2 9QW

**£750,000**

### Description

Older Style Detached village home extended over the years and now in need of modernisation in this sought after village on the sedge of Oxford.

Offering 3182 ft of living space the property features nine bedrooms and eight bath/shower rooms over two floors with gardens and garaging.

A family home since 2000 the previous owners used the property as a family run hotel and would now suit numerous uses including a modernised family home.

Change of use would need to be sought from the Vale White Horse District Council for change of use if not used as a family home but as mentioned above there is previous permission for commercial use for the property. The property also has consent to demolish and erect two detached homes on the site.





### Agent Notes

There is mains drainage, water, gas and electricity on the existing site. The property has not flooded in the last 5 years.

Previously used for a family run Hotel pre 2000 and also has planning passed to demolish the existing house and build two new detached homes under the following consent with the Vale White Horse DC P17/V0266/FUL passed in 2017.

The original planning consent was for 4 building plots, Plot 1 & 2 were constructed in 2018 on the site of 74 Abingdon Road under the same consent. It is our understanding that there is no CIL payment on this site as the works have already begun as per the above but a purchaser will need to confirm this themselves with the District Council.

EPC rated D. Council Tax to be confirmed.



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Approximate Gross Internal Area  
 Ground Floor = 182.5 sq m / 1,964 sq ft  
 First Floor = 113.2 sq m / 1,218 sq ft  
 Total = 295.7 sq m / 3,182 sq ft



For further information, please contact:

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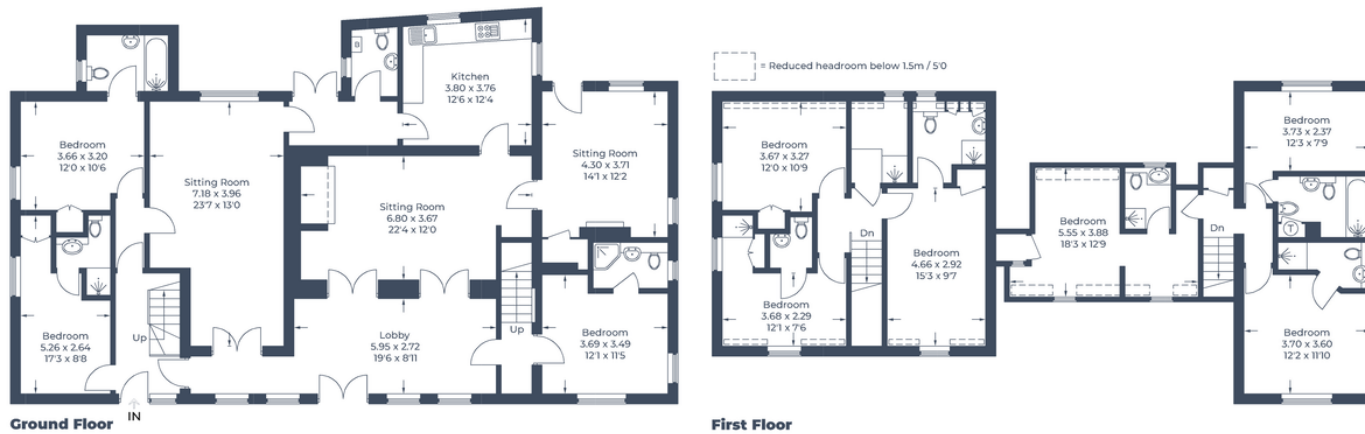


Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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