



THOMAS  
MERRIFIELD  
SALES LETTINGS

Frog Hollow, 52 Norreys Road,  
Cumnor, OX2 9PU

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A spacious five-bedroom semi-detached family home, originally constructed in the 1930's and situated in this highly sought-after location in Cumnor.

- Entrance hall
- Spacious sitting room
- Kitchen/dining/breakfast room
- Conservatory and utility room
- Principal bedroom with en-suite shower room
- Four further bedrooms and family bathroom
- Enclosed front garden and driveway parking
- Garage and side access to an impressive rear garden
- Council Tax Band: E
- EPC Rating: C

Occupying a generous plot with a substantial rear garden backing directly onto open fields, the property offers excellent potential for refurbishment and modernisation and is available with no onward chain.

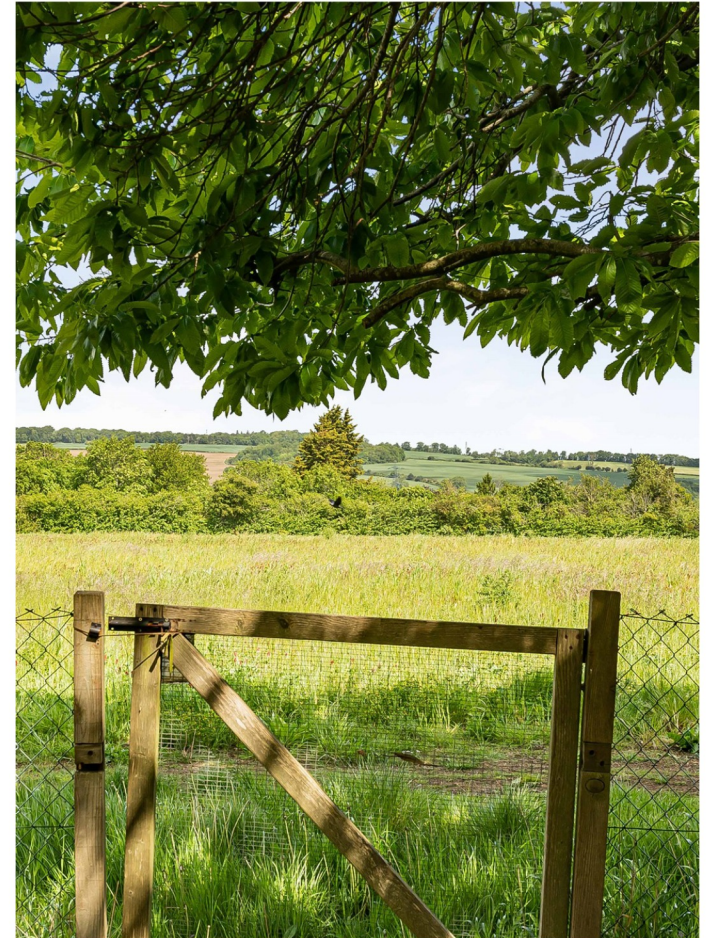
The accommodation comprises an entrance hall, spacious sitting room, kitchen/dining/breakfast room, conservatory and utility room. On the first floor, there is a principal bedroom with en-suite shower room, four further bedrooms and a family bathroom. Outside the property benefits from an enclosed front garden and driveway parking leading to an integral garage. Side access leads to the impressive rear garden, a particular feature of the property, extending to approximately 114 ft and enjoying an attractive open outlook across neighbouring fields.

**Guide Price £625,000 Freehold**





Norreys Road lies between Cumnor Hill and Cumnor village with excellent access to the A34 and A420. Oxford city centre is 3½ miles away and local shopping is available in Botley along with Waitrose and Aldi food stores on Botley Road. Cumnor village has a Post office and village store, church, primary school, two pubs and a cricket club. There is access to numerous country walks and sailing at Farmoor Reservoir. Oxford Railway Station is 3 miles away offering a fast 50 minute service to London Paddington. According to Ofcom, Superfast and Ultrafast broadband is available and mobile voice and data coverage is good outdoors and indoors. There is mains gas, electricity, water and drainage.



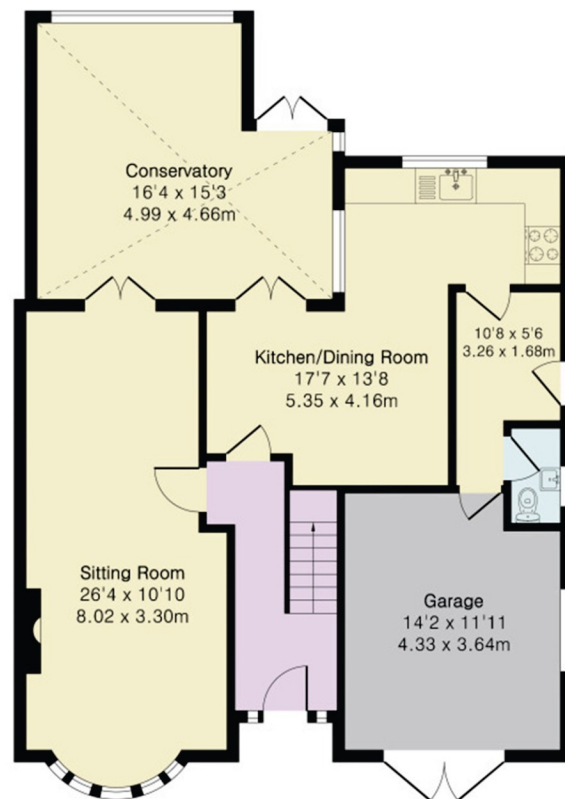
**Approximate Gross Internal Area 1857 sq ft - 172 sq m  
(Including Garage)**

Ground Floor Area 871 sq ft – 81 sq m

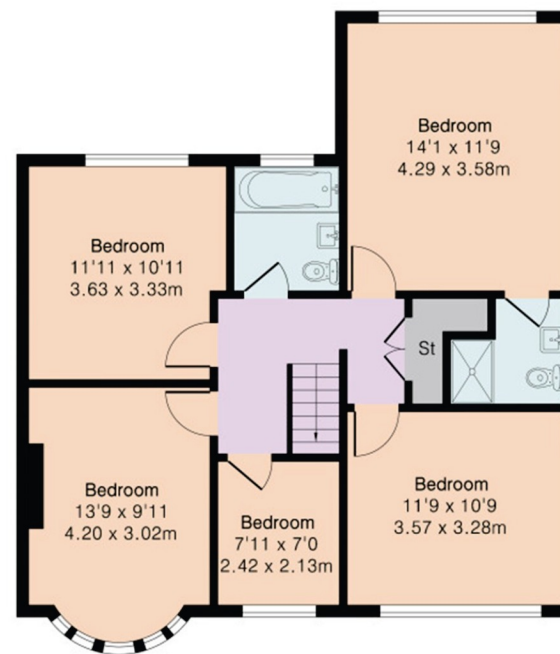
First Floor Area 823 sq ft – 76 sq m

Garage Area 163 sq ft – 15 sq m

Garden  
114'10 x 35'2  
35.00 x 10.72m



Ground Floor



First Floor



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