



THOMAS
MERRIFIELD
SALES LETTINGS

94 Oxford Road,
Cumnor, Oxford, OX2 9PQ

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A well-proportioned four-bedroom detached house, occupying a plot of just over half an acre and benefiting from a large detached garage with studio above.

- Entrance hall with storage
- Double aspect sitting/dining room
- Lounge with bay window
- Study
- Kitchen/breakfast room
- Utility room and cloakroom
- Four bedrooms and family bathroom
- Driveway parking and carport
- Double garage with studio above
- EPC Rating: D. Council Tax Band: G

The property is situated in this sought-after village and enjoys a particularly attractive rear garden backing onto open fields.

The spacious accommodation comprises an entrance hall with stairs rising to the first floor, a double-aspect sitting/dining room with an operational fireplace, lounge with bay window overlooking the front, and a study with views over the rear garden. The kitchen/breakfast room has a door leading through to the utility room, cloakroom, and inner lobby.

On the first floor there are four bedrooms and a family bathroom.

Guide Price £995,000 Freehold





Outside, the property is approached via a large shingled driveway providing ample parking and leading to a carport and substantial detached double garage with studio above. The generous rear garden is a particular feature of the property, offering a good degree of privacy and backing directly onto fields.

According to Ofcom, Standard, Superfast and Ultrafast broadband is available and mobile voice and data coverage is good outdoors and in home.





Cumnor is a popular village 4 miles west of Oxford offering access to local shops and services as well as the city centre and station with fast trains into London Paddington. Major supermarkets and retail park shopping is just 10 minutes drive away or a short bus journey from a stop just a minutes walk from the house. There is easy access to major roads including the A34 and M40. The village itself is community led with a well-regarded primary school, village store and post office, two public houses and church. Central Oxford provides an extensive choice of shopping, entertainment venues, cultural amenities and restaurants and cafes. According to Ofcom, Super and Ultrafast broadband including Gigaclear is available and you are likely to have good mobile coverage.





**Approximate Gross Internal Area 2336 sq ft - 217 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1079 sq ft – 100 sq m

First Floor Area 1257 sq ft – 117 sq m

Garage Area 327 sq ft – 30 sq m

Outbuilding Area 95 sq ft – 9 sq m



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