



THOMAS
MERRIFIELD
SALES LETTINGS

51 Hutchcomb Road
Oxford, OX2 9HL

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A superb four bedroom, three bathroom detached bungalow situated in this elevated position with views across to Wytham Woods.

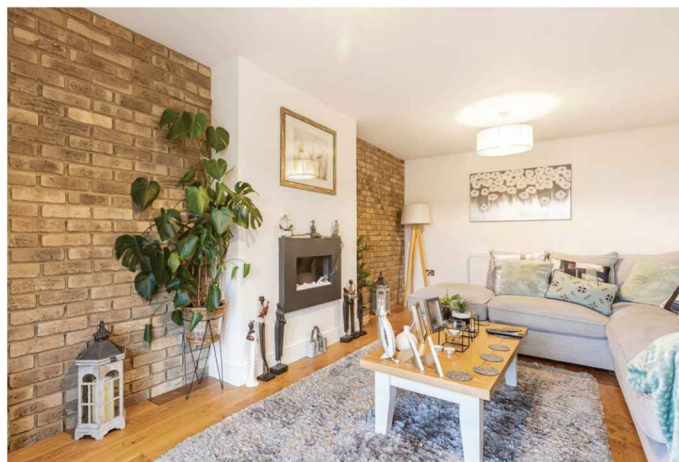
- Entrance hall with storage
- Kitchen/dining room with doors opening onto the garden
- Sitting room with feature fireplace
- Master bedroom with en-suite shower room
- Three further bedrooms
- Separate shower room and bathroom
- Enclosed front garden with parking area and garage
- Rear garden with views across to Wytham woods
- Council Tax Band: E
- EPC Rating: C

The well-presented accommodation comprises, entrance hall with storage, kitchen/dining room with patio doors opening onto the garden, sitting room with feature fire place and patio doors opening on to the garden, master bedroom with en-suite shower room, three further bedrooms, separate shower room and bathroom.

Enclosed front garden with shingle parking area and side access to the rear, attached single garage. Low maintenance rear garden with views across to Wytham Woods.

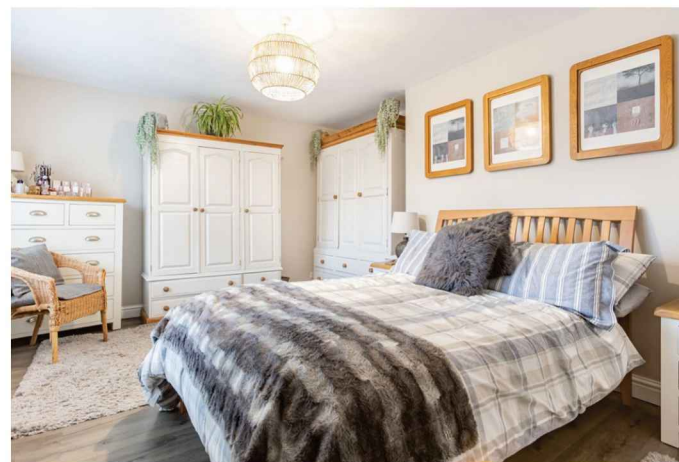
According to Ofcom, Superfast and Ultrafast broadband is available and mobile voice and data coverage is good indoors and outdoors.

Guide Price £710,000 Freehold



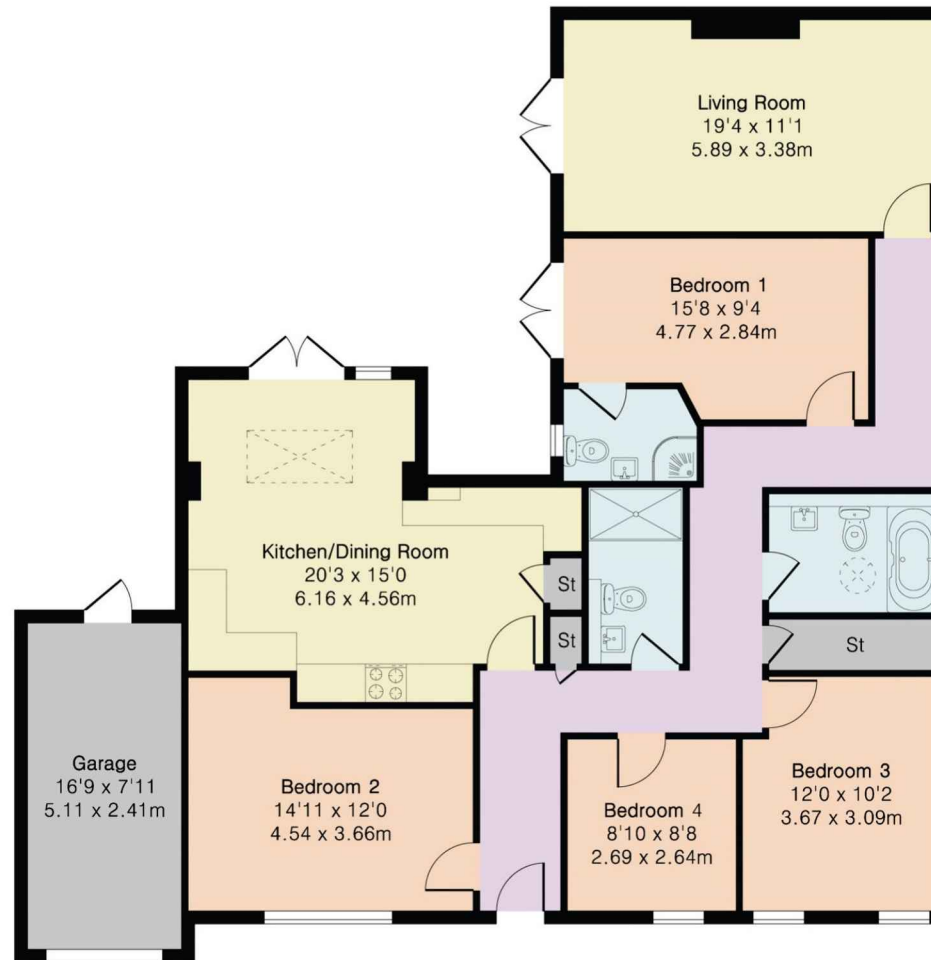


Waitrose, ALDI and The Fishes pub and restaurant are close at hand. There is school catchment for North Hinksey primary school and Matthew Arnold secondary school. Local amenities are located at Elms Parade and West Way Square, including a Tesco express, Co-op supermarket, medical centre, dentists, opticians, butchers, deli, restaurants and library. Botley is well-connected with regular bus services to Oxford city centre. Oxford Parkway and Oxford Railway stations offering a fast 50-minute service to London Marylebone and Paddington stations. There are country walks nearby to Wytham, Cumnor villages and into Oxford city centre.



**Approximate Gross Internal Area 1368 sq ft - 127 sq m
(Excluding Garage)**

Garage Area 133 sq ft - 12 sq m



Ground Floor