

THE OLD NURSERY

Cumnor, Oxford



A DEATCHED FAMILY HOME IN THE HIGHLY REGARDED VILLAGE OF CUMNOR

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Local Authority: Vale Of White Horse
Council Tax band: G
Tenure: Freehold







THE PROPERTY

The village of Cumnor is a peaceful, family-friendly neighbourhood in known for its clean, green spaces and strong community spirit, proud of its arcadian atmosphere and reputation for being welcoming to families and dogs.

Enjoying a peaceful semi-rural setting on the edge of the highly regarded village of Cumnor, The Old Nursery is a detached family home offering approximately 2,800 sq ft of versatile accommodation arranged over two floors. Set within grounds of approximately 0.93 acres, the property has delightful views across open fields to both the front and rear and enjoys an exceptional degree of privacy and tranquillity. Originally part of a former plant nursery, the property is surrounded by mature gardens and an impressive collection of established fruit trees, including several rare heritage varieties of apple, creating a wonderfully productive and picturesque setting.



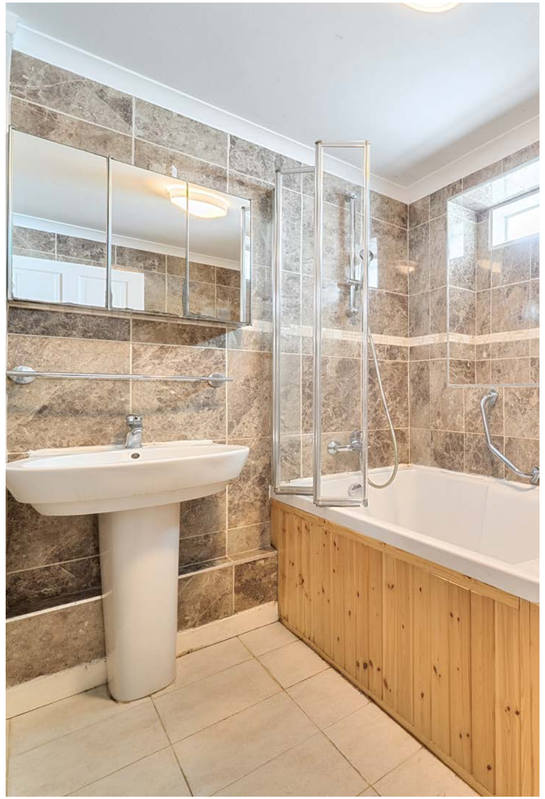




MORE ABOUT THE PROPERTY

The ground floor accommodation consists of an entrance porch leading to an entrance hall with a staircase leading to the first floor landing, a spacious reception room with French doors leading to a conservatory with a double glazed door leading to the rear garden, a fitted kitchen/dining room with steps down to a utility room with French doors to the reception room and a door leading to the rear garden, a double bedroom with an ensuite shower room and a door leading to the rear garden, two further double bedrooms and a modern family bathroom. Adjoining is a garden room with fitted bookshelves presently used to house a substantial library.

The first floor accommodation consists of a landing with a reception room with access to eaves storage space (this room could be converted into a double bedroom with the addition of a stud wall and door), a principal double bedroom with access to eaves storage space, a second double bedroom with access to eaves storage space and a separate toilet.









GARDENS & GROUNDS

Outside to the front is a garden which is mostly laid to gravel, providing off-street parking for three to four vehicles; a wooden gate provides side access leading to the rear. To the rear, backing directly onto a field is a substantial established garden which is mostly laid to lawn and contains an abundance of mature trees and shrubs, including pears, cherries, plums, quinces, mulberries, hazelnuts, berries, and several old and rare varieties of apple trees. As part of a former plant nursery, the property contains its own groundwater well providing free natural water rich in minerals and nutrients.

The further parts of the garden contain a brick built storage shed, a wooden shed and a greenhouse. Set back in a tranquil grove of trees and overlooking the fields surrounding Cumnor is a small summer house providing a serene place for relaxation during the warmer months of the year. Cumnor comprises an abundance of period houses and thatched cottages, a post office with attached general store, as well as two public houses, one of which is the Bear & Ragged Staff, a delightful restaurant with ancient chimneys, flagstone floors and mullioned windows with cut lintels. St Michael's Cumnor is a fine example of an almost complete Norman church that used to adjoin the old manor house of Cumnor Place, the former country retreat of the Abbots of Abingdon.

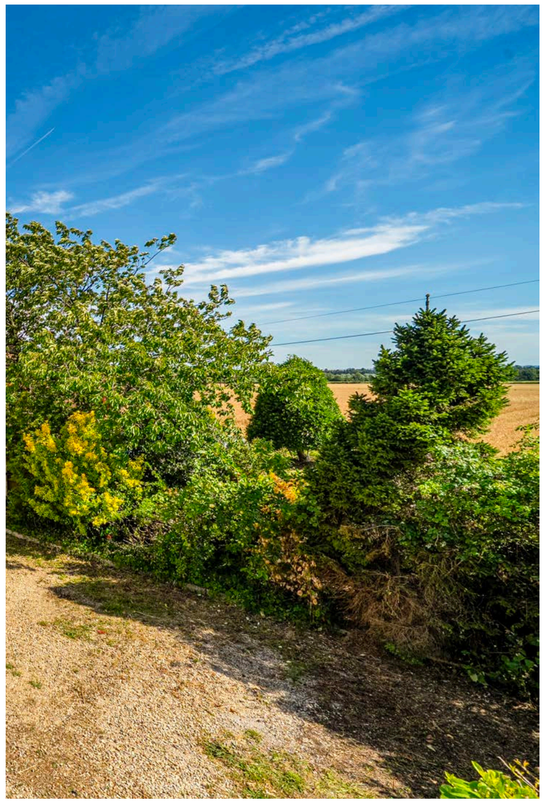




DISTANCES

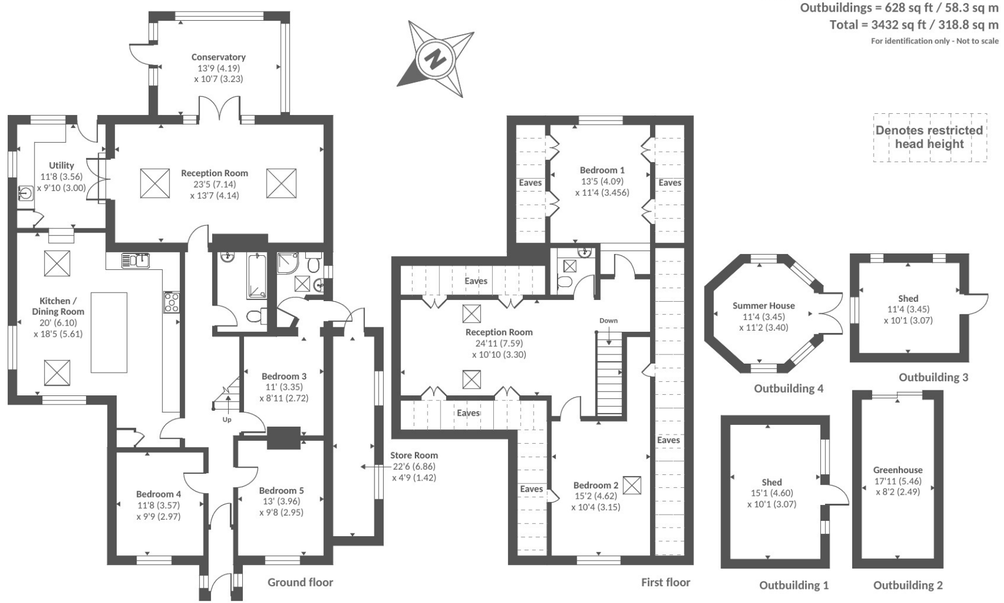
There is an outstanding choice of schools in both Oxford and Abingdon, easily accessible by bus, as well as the European School in Culham, connected to Cumnor by its own school bus. The Cumnor C of E Primary School provides excellent educational opportunities at the heart of the village. Willow Cottage Nursery in Farmoor is a three-minute drive away.

Traffic connections are excellent, with the A420 at Cumnor and the A34 leading to both the M4 and M40 motorways, providing access to London, Heathrow, the Midlands and the West. Cumnor lies 3 miles from the city centre and train station, from which there is a service to London with a journey time of just under an hour.





Approximate Area = 2493 sq ft / 231.6 sq m
Limited Use Area(s) = 311 sq ft / 28.9 sq m
Outbuildings = 628 sq ft / 58.3 sq m
Total = 3432 sq ft / 318.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. This floor plan is for illustrative purposes only. All dimensions are approximate and subject to change. Actual layout, features and specifications may vary. Please verify independently before making decisions.Produced for Chancellors Estate Agents. REF: 1375414

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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