



THOMAS
MERRIFIELD
SALES LETTINGS

5 Hutchcombe Farm Close,
Cumnor Hill, Oxford, OX2 9HG

5 Hutchcombe Farm Close, Cumnor Hill, Oxford, OX2 9HG

Hutchcombe Farm Close is a well-presented family home situated in a quiet and convenient location just off Cumnor Hill, within easy reach of Oxford city centre and Oxford Stations.

- Entrance hall and cloakroom
- Separate sitting and dining room
- Kitchen/breakfast room
- Utility room
- Five bedrooms, two with en-suite
- Family shower room
- Off-street parking and mature gardens
- Double garage with mezzanine storage
- EPC Rating: D
- Council Tax Band: G

Set within a generous plot of approximately half an acre, the property offers spacious and practical accommodation, including a comfortable sitting room and a large kitchen/breakfast room, both with direct access to the garden. There is also a separate dining room, study, utility room and cloakroom on the ground floor.

Upstairs, the principal bedroom benefits from an en-suite bathroom, alongside a guest bedroom, with en-suite shower room, three further bedrooms and a family shower room.



**Guide Price £1,350,000 -
Freehold**

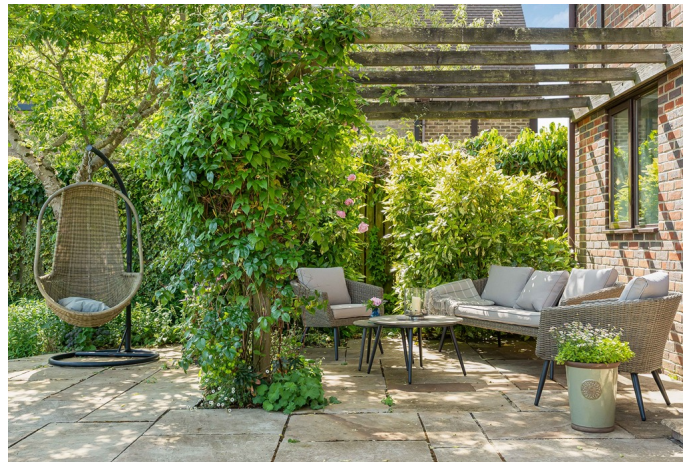


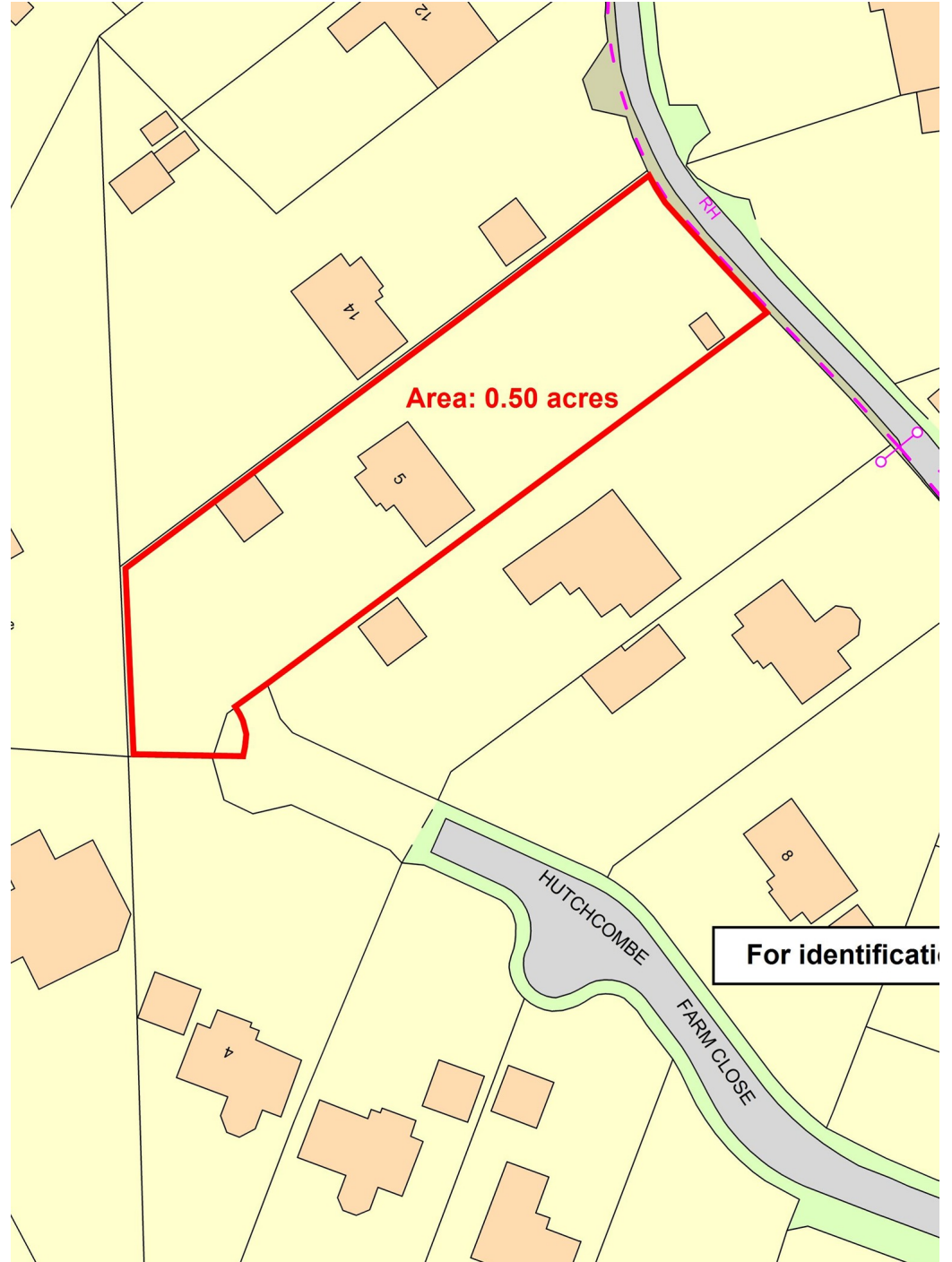
Outside the property includes a double garage with mezzanine storage and off-street parking for several vehicles. The gardens surround three sides of the house and feature mature trees, shrubs and planted borders, providing an attractive setting throughout the year.

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

The property is well located for access to Botley and Oxford, with a good range of local amenities nearby, including shops, cafes and supermarkets at West Way Shopping Centre. The area is popular with families due to its well-regarded schools and easy access to open countryside, including walks across The Hurst and nearby Farmoor Reservoir. There are also a range of leisure facilities close by, including golf at Frilford Heath and sports facilities at Oxford Brookes. Oxford city centre is approximately two miles away, with convenient access to the A34 and A420 for travel further afield.







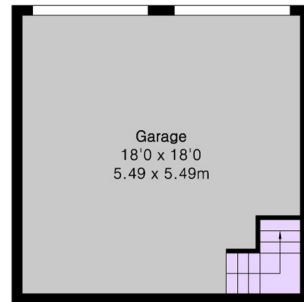
**Approximate Gross Internal Area 2179 sq ft - 203 sq m
(Excluding Garage)**

Ground Floor Area 1104 sq ft – 103 sq m

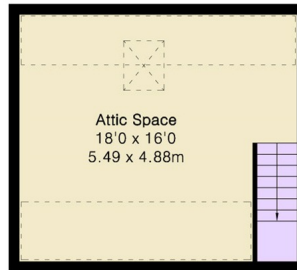
First Floor Area 1075 sq ft – 100 sq m

Garage Ground Floor Area 325 sq ft – 30 sq m

Garage First Floor Area 289 sq ft – 27 sq m



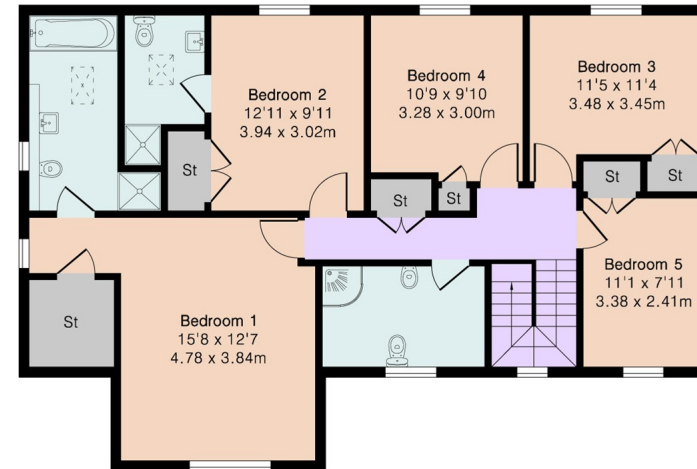
Ground Ground Floor



Ground First Floor



Ground Floor



First Floor



SALES LETTINGS

HOLYFIELD HOUSE, 1 WALTON WELL ROAD,
OXFORD, OX2 6ED

t. 01865 515000

e. oxford@thomasmerrifield.co.uk

w. thomasmerrifield.co.uk

IMPORTANT NOTICE Thomas Merrifield, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.