



THOMAS
MERRIFIELD
SALES LETTINGS

2b Cumnor Rise Road,
Oxford, OX2 9HD

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A split level four bedroom detached house with a two-bedroom annex on the lower ground floor, situated on a private road at the foot of Cumnor Hill. No onward chain.

- Entrance hall
- Sitting room with views over the garden
- Kitchen/breakfast room
- Four bedrooms
- Family bathroom
- Two bedroom annex on the lower ground floor
- Gravel driveway and integral garage
- Enclosed rear garden with workshop/hobbies room
- Council Tax Band: E
- EPC Rating: D

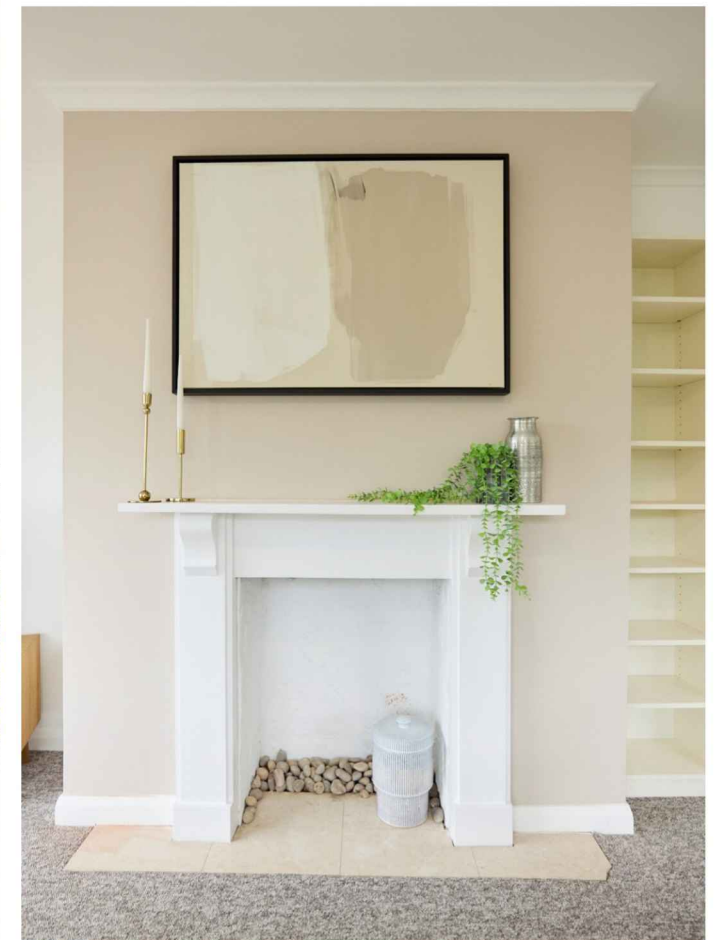
The spacious and flexible accommodation comprises, entrance hall with doors to all rooms and stairs leading to the lower ground floor, sitting room with views over the garden and doors to the balcony, kitchen/breakfast room, four bedrooms, family bathroom and separate bathroom. The lower ground floor can be accessed via the internal stairs or via its own front door, with the following accommodation, living room, kitchen, two bedrooms and a bathroom. Outside, gravelled driveway, providing car hardstanding and leading to integral garage. Rear garden, benefitting from a westerly aspect and enclosed by mature hedging and fencing, there is a generous 23'8" (7.2) x 9'7" (2.9) workshop/hobbies room. According to Ofcom Superfast and Ultrafast broadband is available and mobile voice and data is good indoors and outdoors.

Guide Price £875,000 Freehold





Cumnor Rise Road is within half a mile of the Botley junction of the A34 offering easy access to Bicester and the M40 to the north and Abingdon Milton Park and the M4 to the south. Central Oxford is within two miles of the property with Oxford Railway Station offering a 60 minute service to London Paddington. The closure of Botley Road until autumn 2023 means that road access to central Oxford is via the A34 north or south but there is cycle and pedestrian access and a bus service to Osney Island. Elms Parade offers a range of useful amenities including a Post-Office butchers delicatessens opticians dry cleaners vets surgery fish and chip takeaway and a Co-op food store. Waitrose and Aldi stores are further east on Botley Road.



**Approximate Gross Internal Area 2050 sq ft - 191 sq m
(Excluding Garage/Workshop)**

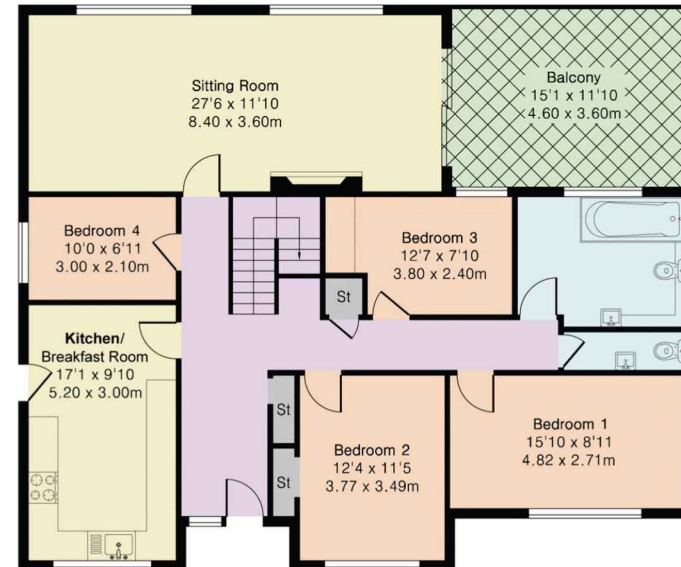
Lower Ground Floor Area 730 sq ft – 68 sq m

Ground Floor Area 1320 sq ft – 123 sq m

Garage/Workshop Area 308 sq ft – 29 sq m



Lower Ground Floor



Ground Floor