



East View Cumnor Road, Farmoor

Chain free 3 bedroom bungalow with excellent potential to modernise & extend

Bungalow in sought after village • Substantial plot size with potential to extend & develop
• Chain free • 3 double bedrooms • Separate lounge & dining room • Large & well established garden



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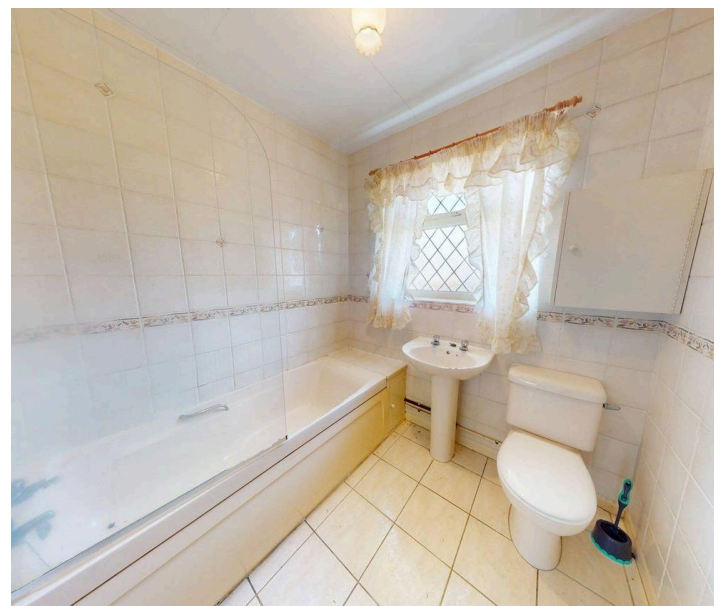


East View, Cumnor Road, Farmoor, OX2 9NS

Situated in the highly sought after village of Farmoor, this detached three bedroom bungalow occupies a generous corner plot and is offered to the market chain free. The property provides well proportioned accommodation including a spacious sitting room, dining room with patio doors to the rear garden, kitchen, family bathroom and three double bedrooms. While the property would benefit from modernisation throughout, it offers an excellent layout with scope for buyers to update and personalise to their own taste.

Externally, the property boasts a sizeable rear garden, driveway, car port/garage and additional land to the side, presenting significant potential to extend or further develop (subject to the necessary planning permissions).

Ideally located for countryside living while remaining within easy reach of Oxford and surrounding transport links. This property represents an exciting opportunity for investors, developers or those looking to create a long-term family home in a desirable village setting.





Farmoor is a well-connected Oxfordshire village offering a blend of rural surroundings and practical amenities. The village benefits from local facilities including a well-regarded primary school, village shop, public house and easy access to scenic countryside walks around Farmoor Reservoir. Ideally positioned just a short drive from Oxford city centre, Farmoor provides excellent transport links to Oxford, Witney and beyond, with nearby rail services connecting to London, making it a popular choice for commuters and families alike.

Living Room

12' 1" x 12' 7" (3.68m x 3.84m)

Dining Room

12' 1" x 11' 0" (3.68m x 3.35m)

Kitchen

8' 6" x 9' 10" (2.59m x 3.00m)

Bathroom

6' 9" x 6' 7" (2.06m x 2.01m)

Bedroom 1

11' 11" x 10' 6" (3.63m x 3.20m)

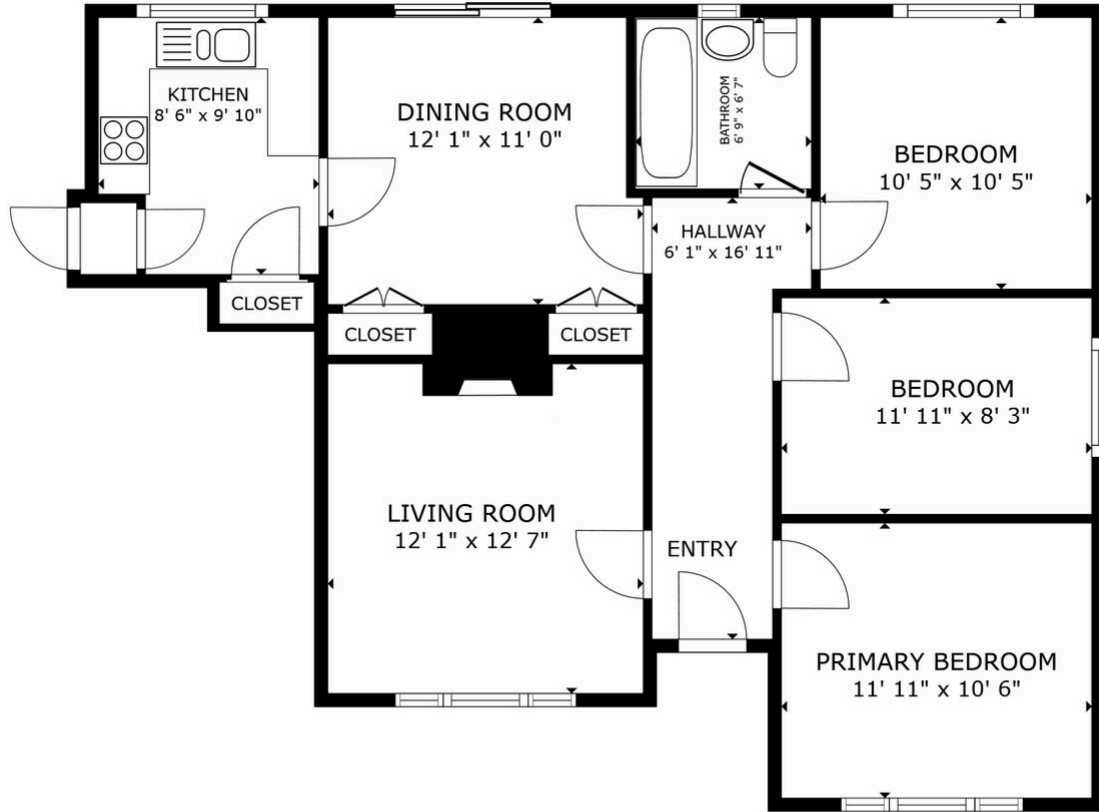
Bedroom 2

10' 5" x 10' 5" (3.18m x 3.18m)

Bedroom 3

11' 11" x 8' 3" (3.63m x 2.52m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 882 sq.ft.
 TOTAL : 882 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



further information or to arrange a viewing, please contact OXHome on 01865 688839 or email info@oxhome.co.uk. All viewings are strictly by appointment only.

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