



THOMAS  
MERRIFIELD

SALES LETTINGS

96 Oxford Road,  
Cumnor, Oxford, OX2 9PQ



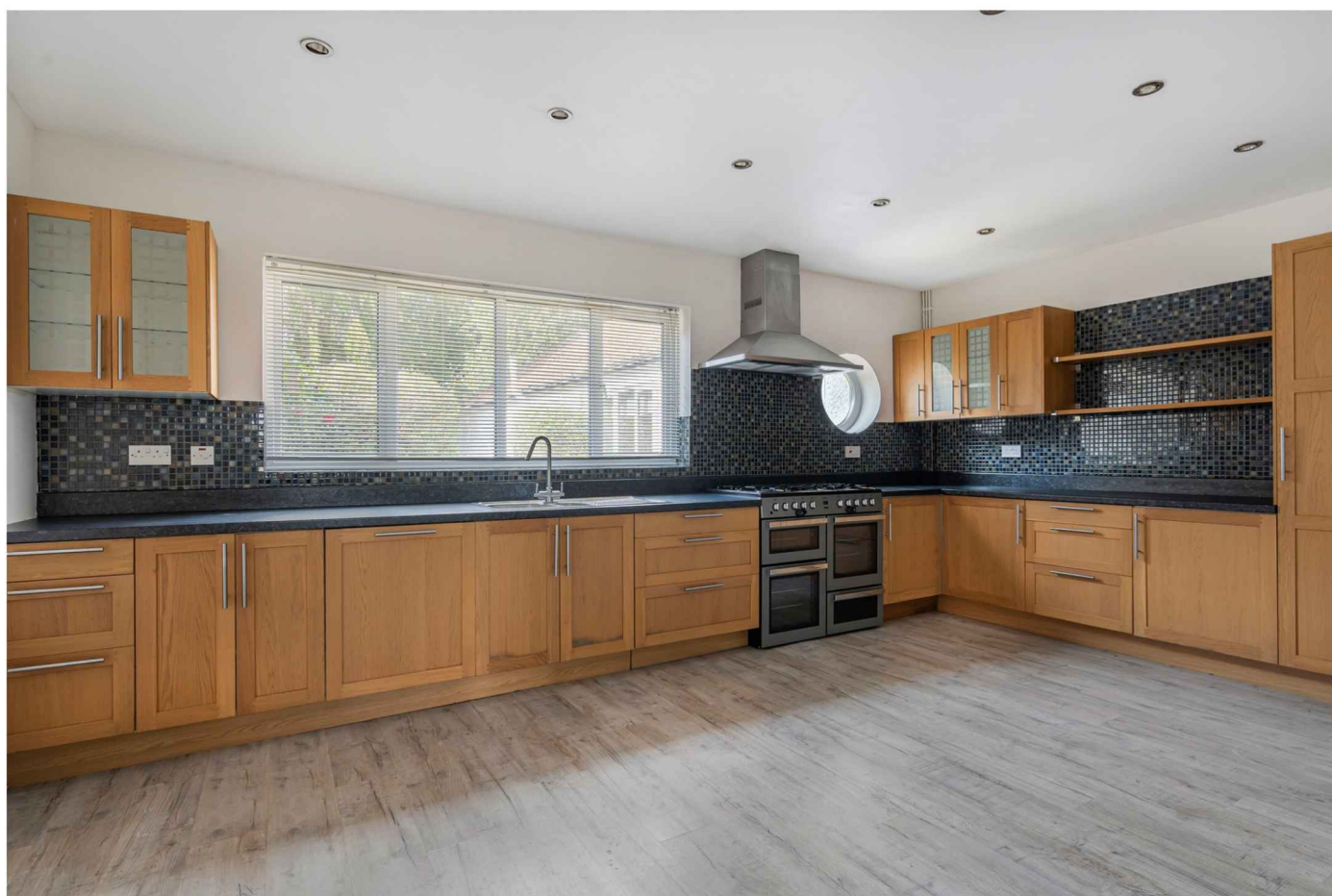
## 96 Oxford Road Cumnor, Oxford, OX2 9PQ

A substantial five-bedroom detached property set back from the road occupying a plot circa 0.44 of an acre. No Onward Chain.

- Entrance hall
- Sitting room with fire place
- Dining room leading to the sun room
- Kitchen/breakfast room
- Cloakroom & Utility
- Master bedroom with en-suite
- Four further bedrooms and family bathroom
- Large driveway and enclosed rear gardens
- Council Tax Band: G
- EPC Rating: D

The well proportioned accommodation of c. 2717 sqft is set over two floors. The ground floor features a sitting room with fire place, dining room with double doors which open on to the sun room which in turn lead to the garden. Spacious kitchen/breakfast room, cloakroom and utility. The ground floor accommodation is completed with the master bedroom and en-suite, second bedroom with en-suite, bedroom three and family bathroom. Across the first floor are two further bedrooms a cloakroom and attic and eaves storage. Outside to the front is a large driveway providing parking and access to the double garage. To the rear are good size gardens, well stocked with a variety of mature trees and shrubs overlooking fields. According to Ofcom, Super & Ultra fast broadband is available and you are likely to have good mobile coverage indoors and outdoors.

**Guide Price £895,000 Freehold**







Cumnor is a popular village just 4 miles west of Oxford offering access to the city via Botley Road and to a mainline station with a direct access into London Paddington. There is easy access to arterial roads including the A34 and A420 connecting to the A40, M40 and the M4. The village itself is community led with a well-regarded primary school, village store and post office, two public houses and church. Central Oxford provides an extensive choice of shopping, entertainment venues, cultural amenities and restaurants and cafes to suit most tastes. More locally within Botley is the Westway Place shopping centre serving most day to day needs.





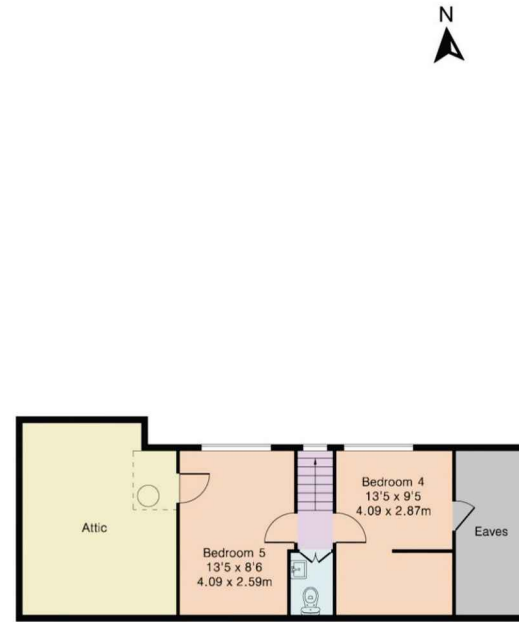
**Approximate Gross Internal Area 2717 sq ft - 252 sq m**

Ground Floor Area 2428 sq ft – 226 sq m

First Floor Area 289 sq ft – 26 sq m



Ground Floor



First Floor