

26 The Park, Cumnor Village, OX2 9QS

Guide Price £700,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS







The Property

A thoughtfully updated and extended four bedroom detached family home, situated in the popular village of Cumnor, west of Oxford. The property has been improved by the current owners to provide light and versatile accommodation over two floors, well suited to modern family life.

To the ground floor, the accommodation comprises an entrance hall, comfortable front aspect sitting room, playroom/study, generous kitchen/dining room which is the hub of the house and the space where everyone naturally gathers, useful utility room and a cloakroom. Upstairs, there are four bedrooms, including three well proportioned doubles and a further single bedroom. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a recently refitted family bathroom, featuring both a bath and separate shower.

Outside, the property benefits from off-road parking and a charming enclosed front garden. The rear garden is attractively arranged with a lawn and raised decking area, together with gated side access. Of particular note is the fully insulated garden office, complete with power and lighting, providing an excellent dedicated space for home working.







Key Features

- Four Bedroom Detached Family House
- Thoughtfully updated and extended by the current owners
- Spacious kitchen/dining room providing the hub of the home
- Sitting room, playroom/study and utility room
- Principal bedroom with en suite shower room
- Recently refitted family bathroom with bath and separate shower
- Fully insulated garden office with power and lighting
- Local amenities include primary school, village store and post office, pubs and cricket club
- Country walks and sailing available at nearby Farmoor Reservoir

The Location

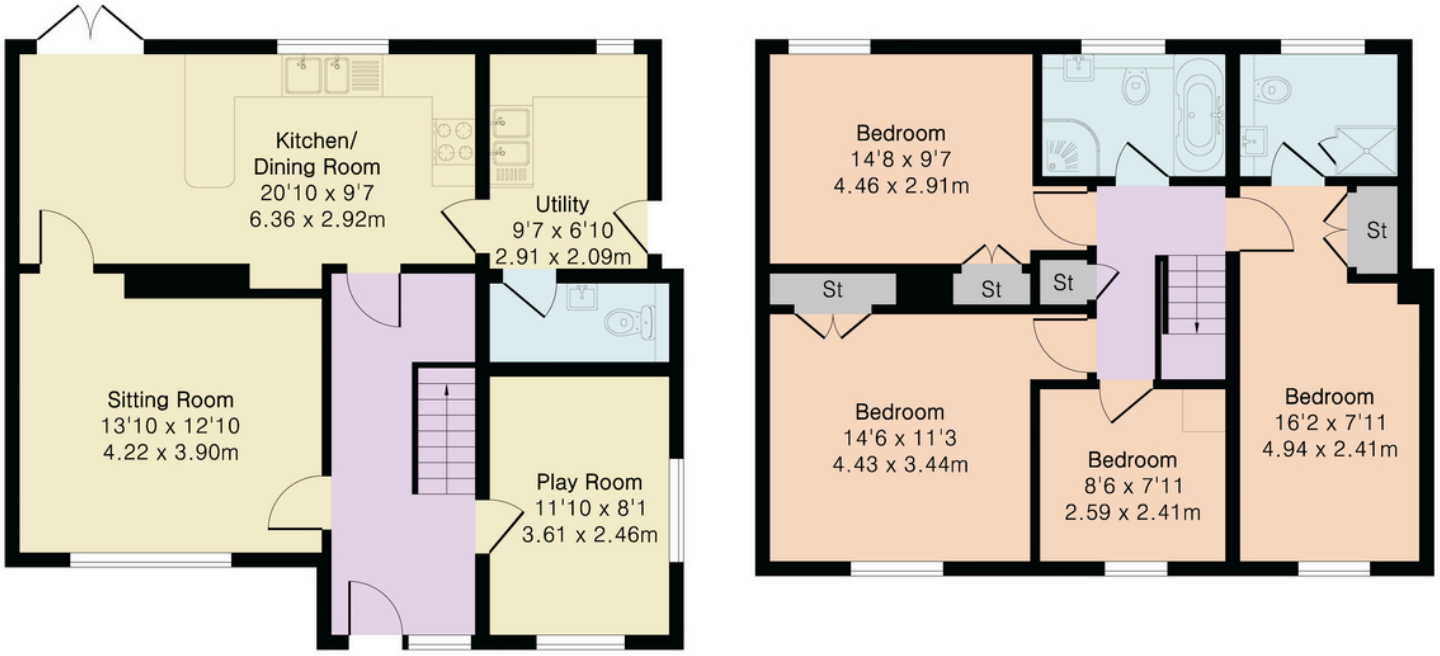
Cumnor is a highly regarded and well connected village, located approximately four miles west of Oxford with the city, including the Railway Station, readily accessible via Botley Road. The area also offers excellent road links, with the A34 and A420 providing access to the wider regional network and connections to the A40, M40 and M4.

The village itself offers a range of local amenities, including a well regarded primary school, village store and post office, two pubs and a cricket club. Further shopping is available in nearby Botley, including Waitrose and Aldi. The surrounding area provides access to numerous country walks, while Farmoor Reservoir offers sailing and other recreational

Approximate Gross Internal Area 1408 sq ft - 131 sq m

Ground Floor Area 727 sq ft – 68 sq m

First Floor Area 681 sq ft – 63 sq m



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