



THOMAS
MERRIFIELD
SALES LETTINGS

2 The Glebe, Cumnor
Oxford, OX2 9QA

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A superb four-bedroom detached house situated in this popular cul-de-sac in the heart of this sought after village.

- Entrance Porch and hall with storage
- Dining room
- Kitchen with back door to garden
- Living room and conservatory
- Master bedroom with en-suite shower room
- Three further bedrooms
- Family bathroom
- Driveway parking and garage
- Council Tax Band: E. EPC Rating: C
- Mains, electricity, gas, water and drainage

The accommodation comprises entrance porch, leading to entrance hall with cloakroom stairs rising to first floor with storage under, living room with French doors opening onto the Conservatory. Kitchen fitted with a matching range of base and wall units and integrated appliances, separate dining room with window to the front. First floor, landing leading to, master bedroom with en-suite, three further bedrooms and family bathroom. Outside front garden with a block paved driveway and side access to , rear garden enclosed being laid mainly to lawn with flower and shrub borders. According to Ofcom, Superfast and Ultrafast broadband is available and mobile voice and data coverage is good outdoors and variable in-home. Artex is present and if pre-1999 may contain low levels of asbestos which is considered safe if left undisturbed.

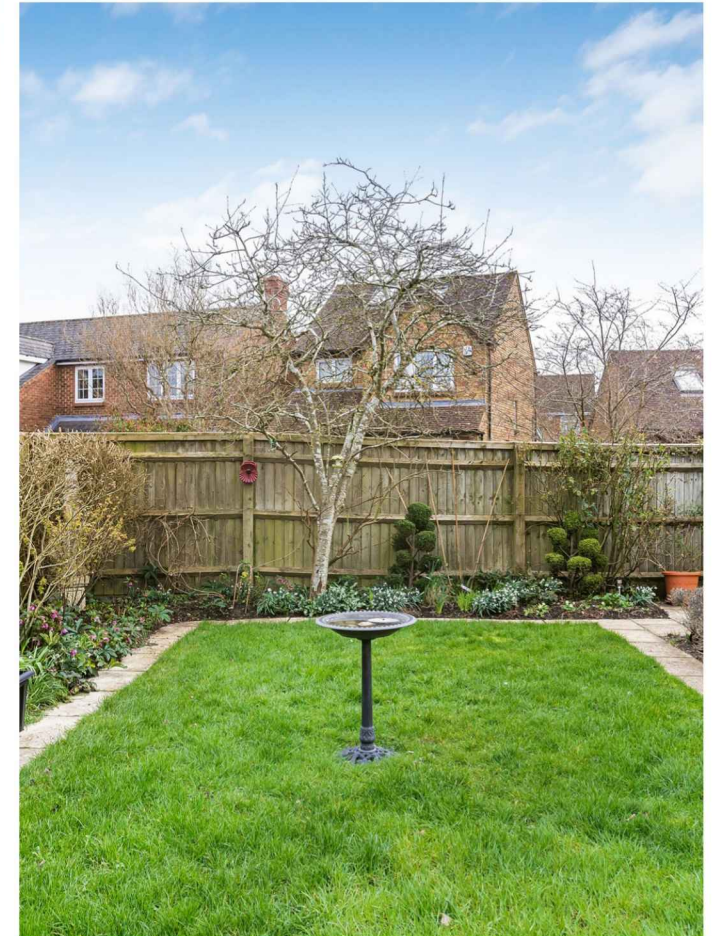
Guide Price £515,000 Freehold





Cumnor is a popular village just 3 miles to the west of Oxford offering access into the City via Botley Road and to the mainline station with a direct line into London Paddington. There is easy access to arterial roads including the A34 and A420 connecting to the A40, M40 and M4.

The Village itself is community led with a well-regarded primary school, village store and post office, two public houses and church. There is an extensive choice of shopping entertainment venues, cultural amenities and restaurants and cafes in central Oxford. More locally within Botley is the new Westway Place shopping centre serving most day to day needs.



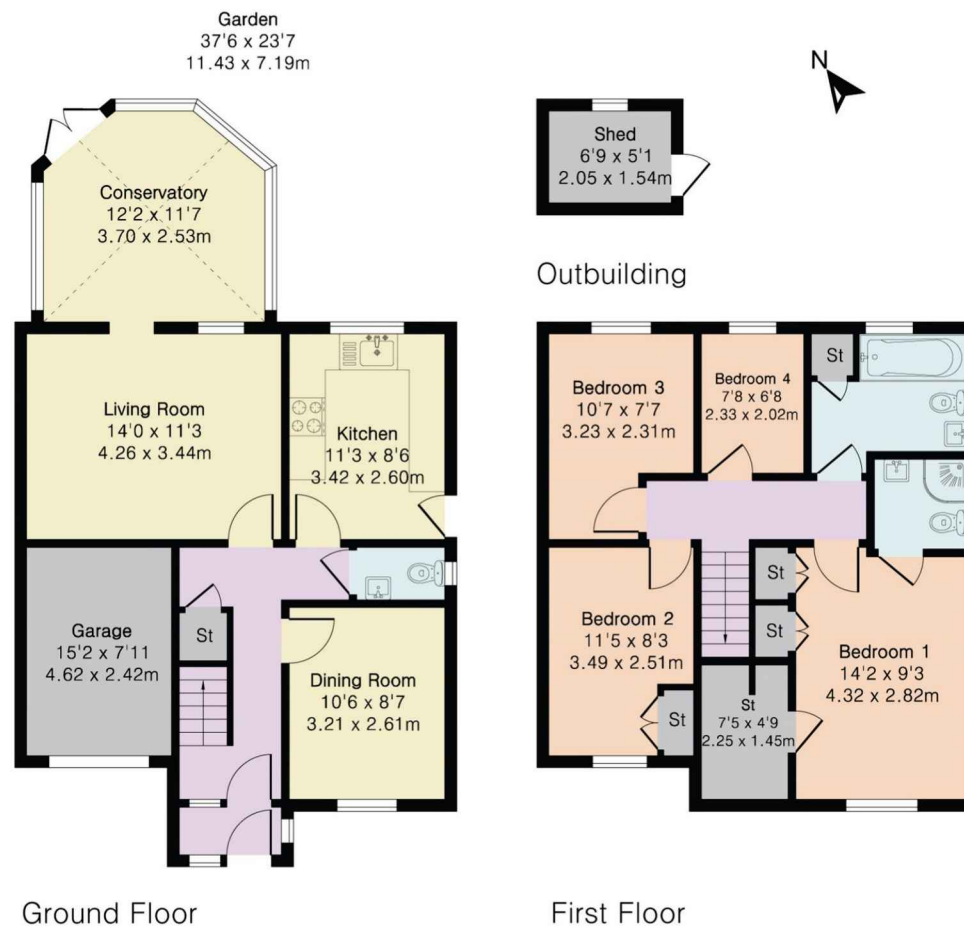
**Approximate Gross Internal Area 1185 sq ft - 111 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 619 sq ft – 58 sq m

First Floor Area 566 sq ft – 53 sq m

Garage Area 91 sq ft – 8 sq m

Outbuilding Area 34 sq ft – 3 sq m



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