



THOMAS  
MERRIFIELD  
SALES LETTINGS

54 Appleton Road,  
Cumnor, Oxford, OX2 9QH

## 54 Appleton Road, Cumnor, Oxford, OX2 9QH

A spacious and thoughtfully refurbished four-bedroom detached family home, ideally positioned within the highly sought-after and well-connected village of Cumnor.

- Entrance hall and cloakroom
- Open-plan kitchen/dining/living room
- Sitting room with doors to the garden
- Principal bedroom with en-suite shower room
- Three further bedrooms and family bathroom
- Front garden with gravel driveway
- Enclosed rear garden with Indian stone paved area
- Electric charging point
- Council Tax Band: F
- EPC Rating: C

Offered to the market with no onward chain, the property has been significantly improved and extended by the current owners over the past 18 months, creating a modern and versatile living space finished to a high standard throughout.

The ground floor accommodation comprises a welcoming entrance hall with cloakroom, and a study/home office with a pleasant outlook over the front garden. The sitting room is well-proportioned and features a woodburning stove, with a dual aspect allowing views over the rear garden.



**Guide Price £1,250,000 Freehold**



A particular highlight of the property is the impressive open-plan kitchen/dining/living room designed for contemporary family living and entertaining. The kitchen is extensively fitted with a range of oak base and wall units with under-counter lighting, complemented by Tristone work surfaces and a substantial central island. Integrated storage and doors opening directly to the rear garden further enhance the space. A bespoke ironing board is also incorporated within the kitchen design. A large utility room, created from the former garage, offers additional storage and practicality, with matching oak units, space and plumbing for appliances, and access to both the front and rear of the property.

To the first floor, the principal bedroom benefits from views to both the front and rear and is served by a Jack and Jill en-suite shower room. There are three further well-proportioned bedrooms and a separate family bathroom.

Externally, the property is set within a mature garden. The front garden is mainly laid to lawn with a gravel driveway, providing ample off-road parking, with potential for the erection of a garage subject to the necessary consents. The rear garden enjoys a high degree of privacy and features an indian stone paved patio area, with the remainder laid to lawn and bordered by established flowers and shrubs.

The property has undergone extensive refurbishment works, including the installation of new windows throughout, a new gas-fired heating system with Nest controls, and full rewiring. Additional benefits include an electric vehicle charging point, external power points to both front and rear, outside water tap to both aspects. The loft is fully boarded with a pull-down ladder, and many internal walls have been replastered to provide a smooth, modern finish. The ground floor layout has been reconfigured to create the impressive open-plan kitchen/dining living space.

According to Ofcom, Superfast and Ultrafast broadband is available and mobile voice and data coverage is good outdoor and good/variable in home (depending on provider)



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.

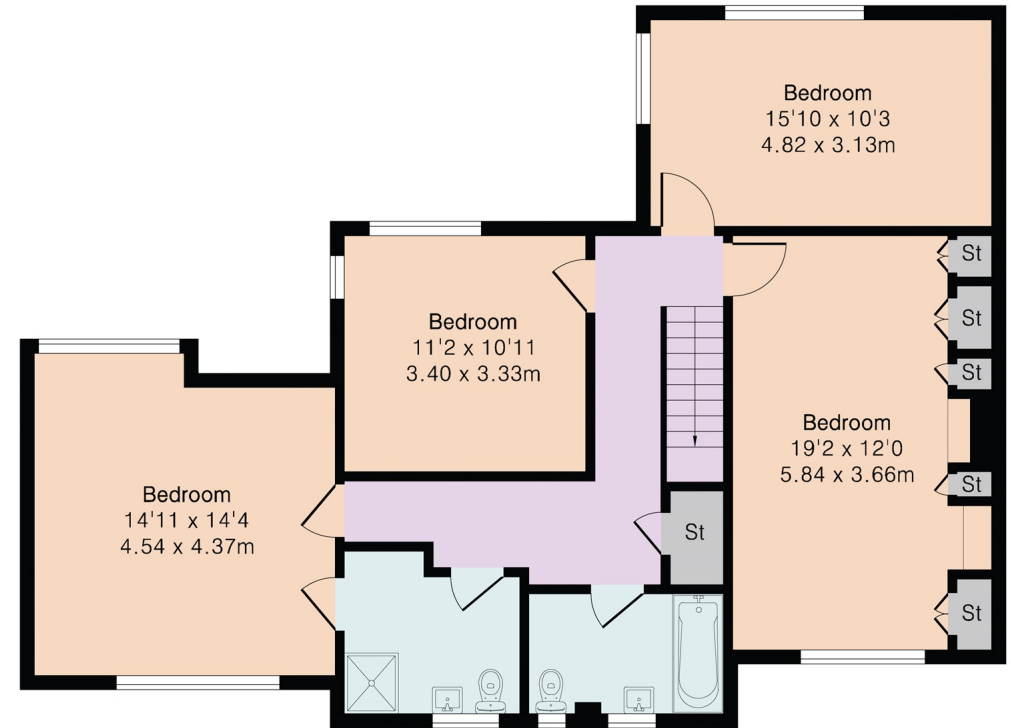
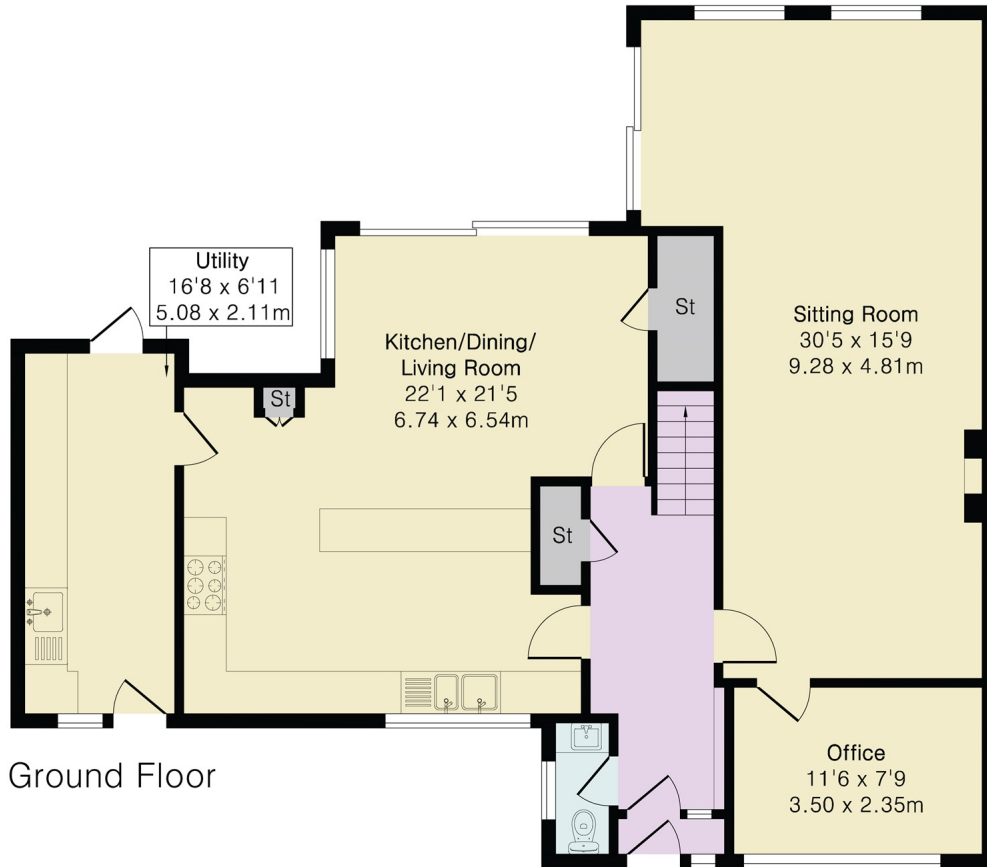




## Approximate Gross Internal Area 2158 sq ft - 200 sq m

Ground Floor Area 1174 sq ft – 109 sq m

First Floor Area 984 sq ft – 91 sq m



First Floor



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