



Oliver  
James



Norreys Road ,  
Cumnor,  
Oxford, OX2 9PT.

**£795,000**

### Description

A fantastic opportunity to purchase an exceptionally well presented detached three/four bedroom home in the sought after village of Cumnor, just to the West of the City. Built in the 1940's the property has been beautifully remodelled and refurbished by the present owner to provide spacious well planned flexible accommodation.

The main accommodation is on the ground floor with a generously proportioned reception hall, a lovely sitting room with a bay window to the front, dining room with French doors to the garden, well fitted kitchen/breakfast room, utility room and large family bathroom.

The principal bedroom is also on the ground floor with a refitted luxury Ensuite. Upstairs there are two further bedrooms, the larger one having an ensuite w.c. There is also a good size loft room used for storage.

The accommodation is flexible and presently arranged to be three bedrooms but one of the reception rooms could be used as a fourth bedroom.





Although now lapsed we understand that outline planning has previously been granted for the addition of a further bedroom.

Outside there is an attractive enclosed garden with a pleasant patio area for entertaining, a summerhouse and quiet spaces to enjoy the sunshine.

The property also has the benefit of ample off street parking space to the front of the property.

### **Location**

Just to the west of Oxford, the sought after village of Cumnor offers a well regarded village primary school, village store and post office, news agent, garage, church and two excellent public houses with restaurants, The Vine and The Bear & Ragged Staff.

Cumnor has excellent access into the centre of Oxford and Oxford Mainline railway station via Cumnor Hill and Botley Road.

The A420 and A34 are close by providing easy access to major road links including the A40, M40 and M4.

The historic City of Oxford offers a comprehensive selection of shopping, sporting, recreational, leisure and education facilities. .

### **Agent Notes**

The property is Freehold.

Mains drainage, gas, electricity and water are connected.

Council Tax is band E with Vale White Horse DC and the EPC Rating is D.

The property has not flooded in the last 5 years.



# Oliver James

**42 Norreys Road, OX2**  
Approximate Gross Internal Area  
143.6 sq m / 1546 sq ft  
(Excluding Eaves Storage & Void)  
Summer House = 8.1 sq m / 87 sq ft  
Total = 151.7 sq m / 1633 sq ft

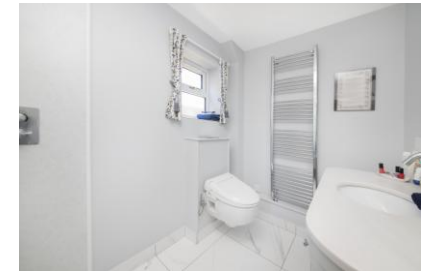
For further information, please contact:

**Abingdon Office**  
[www.oliverjamesproperty.com](http://www.oliverjamesproperty.com)

E: [abingdon@oliverjamesproperty.com](mailto:abingdon@oliverjamesproperty.com)  
T: 01235 555007



Floor plan produced in accordance with RICS Property Measurement Standards.  
© Mortimer Photography. Produced for Oliver James.  
Unauthorised reproduction prohibited. (ID888691)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.