



Oliver  
James



Oxford Road,  
Cumnor,  
Oxford, OX2 9PD

**£750,000**

### Description

Situated in a non-estate location within a close of four similar homes is this spacious detached four bedroom family home offering 1827 sq ft of space including the double garage.

The accommodation would benefit from some updating in places but you are welcomed by a spacious light and airy reception hall which in turn leads to a triple aspect sitting room, dining room, kitchen with utility room off of it and a cloakroom.

On the first floor there are three double bedroom and one single bedroom plus bathroom and the principal bedroom benefits from an en-suite shower room. Central heating is gas to radiators and the property is double glazed.

Outside the property there is a double garage to the side of the property and an established front garden with additional space for parking. A side gate leads to a lovely well cared for rear garden which is west facing and enclosed by walling and fencing. There is a large patio area and area of lawn plus a drying area and green house. The mature borders and trees bring colour to this relatively private space.





## Location

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 stations with fast train services running to Marylebone and Paddington from Oxford Parkway and Oxford station respectively.

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, church, garage and sports clubs. 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.

The village is a short distance from the well-regarded Matthew Arnold secondary school.

## Directions

The property is Freehold and benefits from mains drainage, electricity and gas.

Council Tax is band F with Vale White Horse DC and the EPC rating for the home is C.

The property has not flooded in the last 5 years.



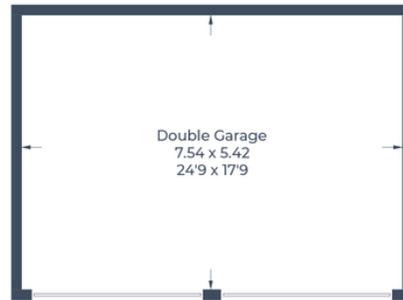
# Oliver James

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

Approximate Gross Internal Area  
Ground Floor = 65.2 sq m / 702 sq ft  
First Floor = 63.7 sq m / 686 sq ft  
Garage = 40.8 sq m / 439 sq ft  
Total = 169.7 sq m / 1,827 sq ft



(Not Shown In Actual Location / Orientation)



**Ground Floor**

**First Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
© CJ Property Marketing Produced for Oliver James



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.