



THOMAS
MERRIFIELD
SALES LETTINGS

78 Cumnor Hill,
Oxford, OX2 9HU

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A spacious four-bedroom detached family home, situated in a highly sought-after and convenient location on Cumnor Hill, set within approximately 0.8 acres. Offered to the market with no onward chain.

- Entrance hall with storage cupboards
- Dining room with view over the rear garden
- Fitted kitchen and utility room
- Principal bedroom with en-suite shower room
- Family bathroom
- Rear garden set within 0.8 acres
- Driveway parking and double garage
- No onward chain
- EPC Rating: D
- Council Tax Band: G

The well-proportioned accommodation comprises an entrance hall with two storage cupboards, stairs rising to the upper ground and first floors, and a cloakroom. The dining room enjoys views over the rear garden, the kitchen is fitted with a range of base and wall units, featuring a side-aspect window and access to the utility room, which in turn opens onto the garden. Bedroom two is positioned on this level, benefiting from front-aspect windows. On the upper ground floor, the impressive living room offers a triple aspect, with sliding doors opening onto a balcony. The first floor hosts the principal bedroom, with built-in wardrobes, dual rear aspect windows, and an en-suite shower room. There are two further bedrooms and a family bathroom. Externally, a driveway leads to a detached double garage with formal gardens surrounding the house and rear woodland.

Guide Price £950,000 - Freehold





Cumnor Hill located on the western outskirts of the city with nearby Botley providing local shopping at Elms Parade and the new West Way shopping centre. For leisure there is a gymnasium and swimming at Oxford Brookes University, golf at Frilford Heath, water sports at Farmoor Reservoir and a choice of local country walks. Oxford city centre is just 2 miles away and Botley Road has Waitrose and Aldi food stores.

The property is ideally located for rail and road connections with access to the A34 and Oxford Parkway with services to London Marylebone. Oxford provides a range of both state and independent schools including Matthew Arnold, The Dragon, St Edwards, Wychwood and Magdalen College.



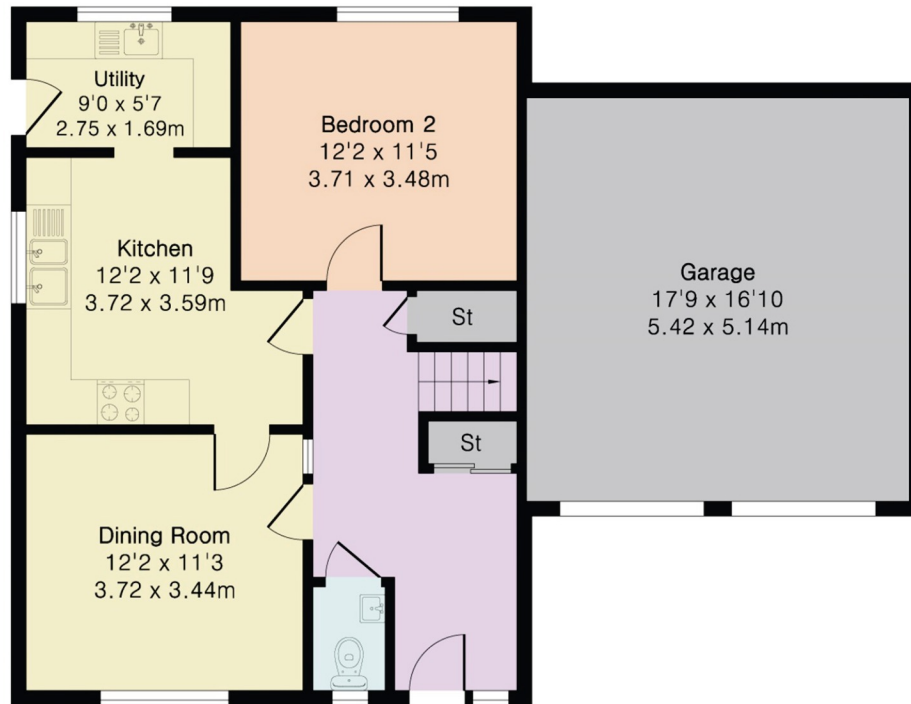
Approximate Gross Internal Area 1581 sq ft - 147 sq m (Excluding Garage)

Ground Floor Area 637 sq ft – 59 sq m

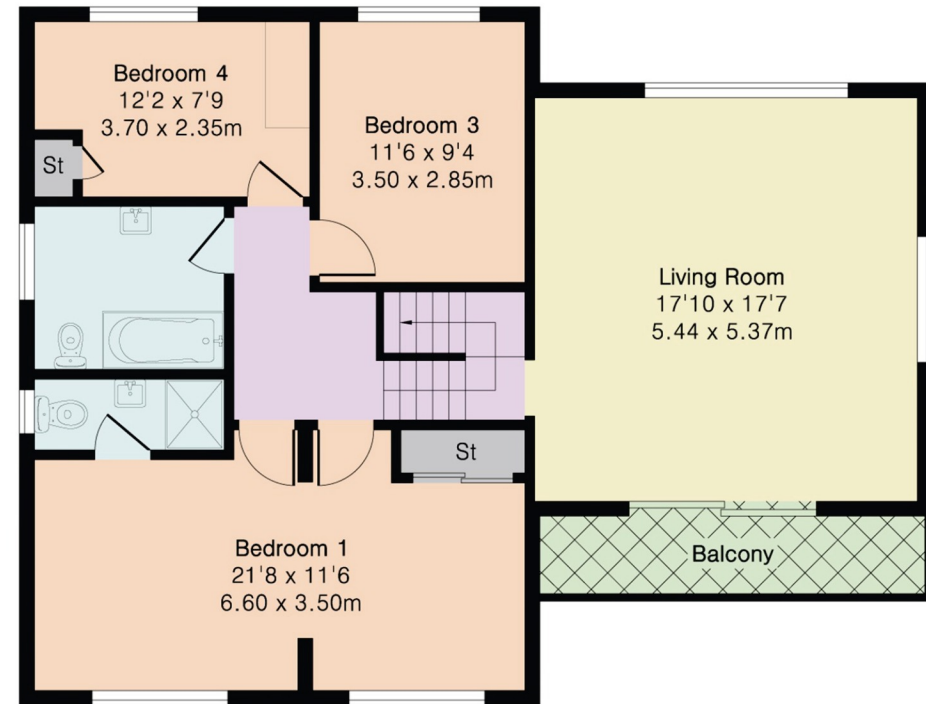
First Floor Area 944 sq ft – 88 sq m

Garage Area 300 sq ft – 28 sq m

Garden
116'6 x 82'0
35.50 x 25.00m



Ground Floor



First Floor



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