



115 CUMNOR HILL, OXFORD OX2 9JA

3 reception rooms, kitchen/breakfast room, utility room,
3 bath/shower rooms, 5 bedrooms.
Mature gardens in all c.0.43 acres
Driveway & carport

DESCRIPTION

Built in 1904 with only three owners in its history, this detached family home enjoys an elevated position on Cumnor Hill and is complemented by a mature and secluded garden amounting in all to c.0.43 acres. The house, which retains period features including fireplaces in the bedrooms, was sympathetically extended in more recent years to enhance the ground floor to create a larger kitchen/breakfast room and a second sitting room.

Arranged over three floors, the well-proportioned accommodation boasts to the ground floor, an entrance hall with stairs to the first floor, a double reception room, providing a perfect space for entertaining with two large bay windows and a wood burning stove in the sitting room, and enjoying an outlook over the garden, is the kitchen/breakfast room with Aga and direct access to the driveway via a glass entrance porch which provides an abundance of natural light into the room. Arranged off the kitchen is the second sitting room with a welcoming wood burning stove and sliding doors to the garden. Completing the ground floor are a utility room/second kitchen and a cloakroom with shower. At first floor level are the principal bedroom with adjoining dressing room and en-suite shower room, the family bathroom and a further bedroom. The remaining three bedrooms, one of which is currently used as study, are arranged on the second floor. The top floors to the front of the house enjoy the lovely outlook over the garden and beyond towards Farmoor reservoir and the surrounding countryside.

A PERIOD DETACHED FAMILY HOME SITUATED IN AN ELEVATED POSITION ON HIGHLY SOUGHT AFTER CUMNOR HILL CLOSE TO THE CITY CENTRE AND ENJOYING FAR REACHING VIEWS FROM THE TOP FLOORS



Outside

The property is approached over a long driveway which leads to the back of the house and the car port. Arranged at the front of the house, the mature garden is a particular feature of the house, mainly laid to lawn with well-established shrubs and borders and enclosed with mature hedging and a variety of trees. Within the garden is a large terrace, a pond and garden shed.

Situation

Cumnor Hill is a sought-after area on the west side of Oxford just two miles from the beautiful city centre. The West Way shopping centre is nearby with a Waitrose further along the Botley Road and nearby Cumnor village has a post office/store and two public houses. There is an excellent choice of independent and state schools in Oxford and Abingdon, many of which have bus-routes which pass along or close to Cumnor Hill. There is good access to the A34 and Oxford bus and railway stations provide regular services to Victoria, London Paddington and Marylebone respectively. In addition, there are nearby countryside walks.

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through Carter Jonas -
T: 01865 511444

Directions: OX2 9JA

Tenure: Freehold with vacant possession on completion

Services: All mains services are connected

District Council: Vale of white Horse

Council Tax: Band G

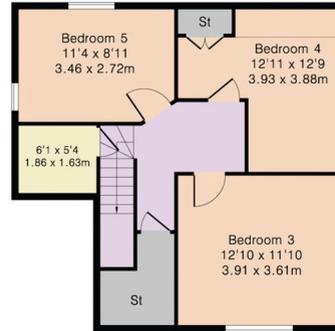


Approximate Gross Internal Area 2308 sq ft - 215 sq m

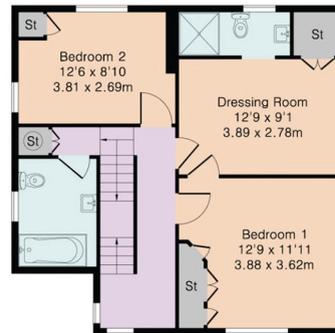
Ground Floor Area 1141 sq ft – 106 sq m

First Floor Area 601 sq ft – 56 sq m

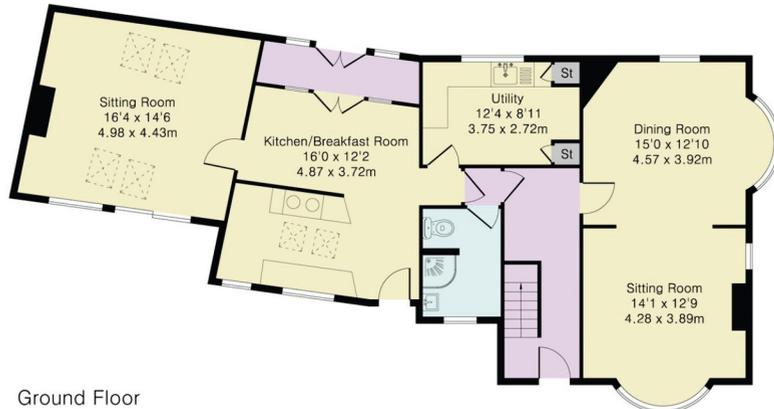
Second Floor Area 566 sq ft – 53 sq m



Second Floor



First Floor



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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