



Cumnor Hill, Oxford

Carter Jonas

## 137 CUMNOR HILL, OXFORD OX2 9JA

Open plan kitchen/dining/family room  
Sitting room with wood burner & garden room  
4 bedrooms (2 en-suite)  
2 storey 1 bedroom annexe  
Mature gardens, garage & games room/home office

### SITUATION AND LOCATION

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 for day-to-day shopping with a Waitrose further along the Botley Road and nearby Cumnor village provides a post office/store, butchers and two public houses. There is an excellent choice of highly regarded 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, leading to both the M4 and M40. Oxford bus and railway stations provide regular services to Victoria, London Paddington and London Marylebone respectively. In addition, for those wishing to enjoy the immediate surroundings, there are nearby countryside walks.

### DESCRIPTION

Built in 1929 with some original features still remaining including stone mullioned windows to the front elevation, this lovely family home enjoys an elevated position on Cumnor Hill with views towards Farmoor and The Hurst from the top floors of the house. The property in more recent years has been extended and improved to provide a welcoming family home and has the benefit of an attached, recently completed two storey one bedroom annexe. With independent access the annexe provides excellent accommodation for a family member along with the potential to let as an additional income. The house is complemented by a mature garden to the rear with a large games room/home office, and has the benefit of a double garage arranged at the front of the house along with driveway parking for several cars.

**A HANDSOME DETACHED FAMILY HOME WITH A SUPERB 1 BEDROOM, 2 STOREY ANNEXE PROVIDING A PERFECT SPACE FOR A FAMILY MEMBER OR AS AN ADDITIONAL INCOME. THE PROPERTY IS SITUATED ON HIGHLY SOUGHT AFTER CUMNOR HILL CLOSE TO THE CITY CENTRE**







Arranged over three floors, the accommodation comprises to the ground floor, an entrance hall which continues to the welcoming open plan kitchen/dining/family room with direct access to the garden and with utility room and cloakroom off. Of note, is the recently fitted stylish kitchen with a range of units and integrated appliances. Leading off the family room is the garden room which in turn opens to the sitting room with stone fireplace and wood burning stove. At first floor level are three bedrooms (1 en-suite), and the family bathroom. Occupying the second floor is the principal bedroom with en-suite bathroom and walk in wardrobe. To complete the accommodation, the two-storey annexe is connected to the house from the family room. The ground floor provides a double bedroom, shower room and laundry cupboard and accessed via a spiral staircase, the first floor comprises a spacious living area with well equipped kitchen and enjoys an outlook over the garden with double doors and a Juliet balcony providing an abundance of natural light. Outside The garden is arranged at the rear of the house with a variety of mature shrubs, raised beds and trees including fruit trees. A large, covered sun terrace is situated at the rear of the house, perfect for al fresco dining and to enjoy the garden from. Within the garden are a green house, garden shed and of particular note situated at the end of the garden, is the large, insulated games room/garden office with electricity

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## ADDITIONAL INFORMATION

**Tenure** Freehold

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**Viewing** Strictly by appointment through the joint selling agents Carter Jonas - T: 01865 511444



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**Directions** Services: All mains services are connected  
**OX2 9JA** District Council: Vale of white Horse  
Council Tax: Band E  
Broadband speeds and mobile phone coverage can be checked here: [checker.ofcom.org.uk](http://checker.ofcom.org.uk).  
Ofcom checker indicates limited mobile availability indoors with three providers and likely availability with one provider with standard ultrafast broadband available.



**Approximate Gross Internal Area 2794 sq ft - 260 sq m**

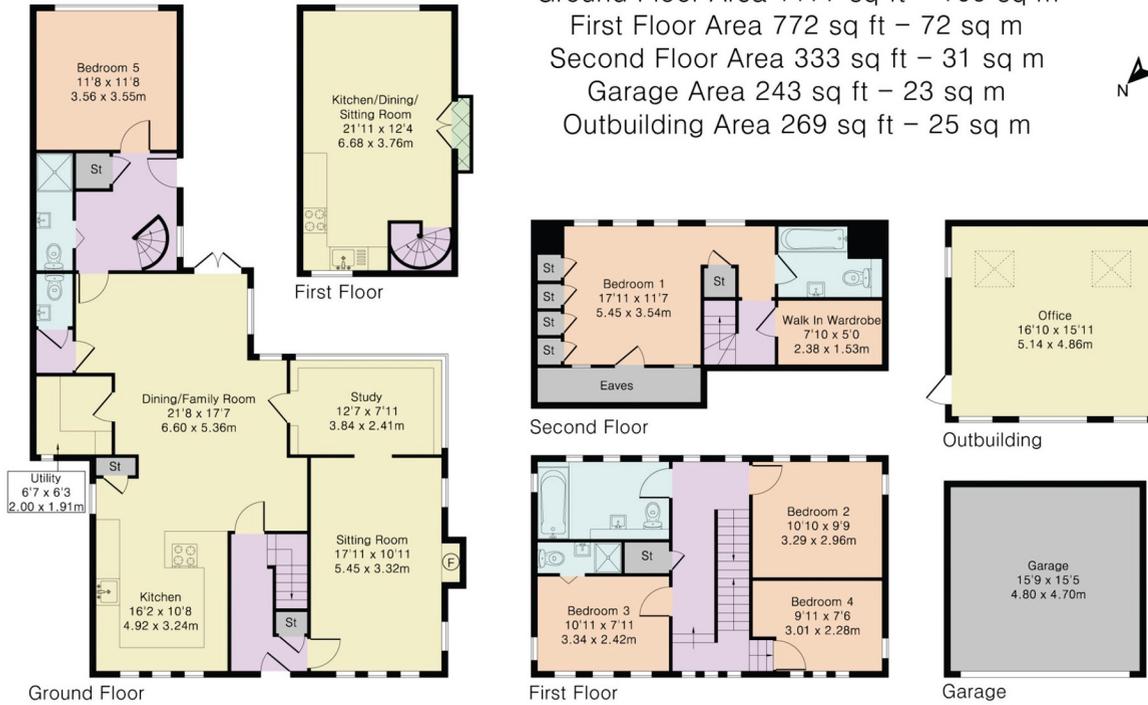
Ground Floor Area 1177 sq ft – 109 sq m

First Floor Area 772 sq ft – 72 sq m

Second Floor Area 333 sq ft – 31 sq m

Garage Area 243 sq ft – 23 sq m

Outbuilding Area 269 sq ft – 25 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Carter Jonas**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	72
(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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Offices throughout the UK



**IMPORTANT INFORMATION**

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