

19 CUMNOR ROAD

WOOTTON VILLAGE, OXFORD OX1 5JP

19 Cumnor Road

Wootton Village, Oxford OX1 5JP

A detached family residence on a plot with substantial potential.

19 Cumnor Road comes to market with no onward chain. The home has huge potential with planning permission (now lapsed) to make it into a four-bedroom home, internally over 2000sqft. This plot boasts driveway parking, a mature west facing garden and currently well-presented for living conditions.

On the ground floor the home comprises, entrance hall, spacious living / dining room with doors on to the rear garden and a bay window to the front. The hallway also leads to the kitchen, utility room and garage, great for storage or a vehicle.

The first floor comprises a spacious primary bedroom, a second double bedroom and a further third bedroom.



Plot 204.7ft/Gdn 109.9ft

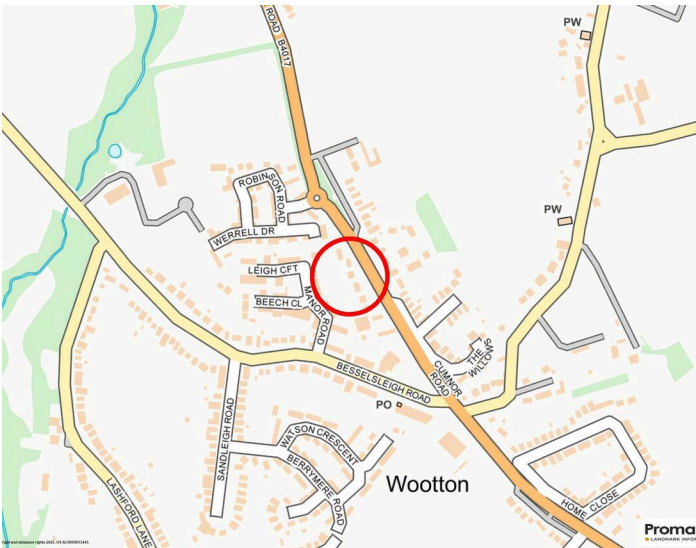
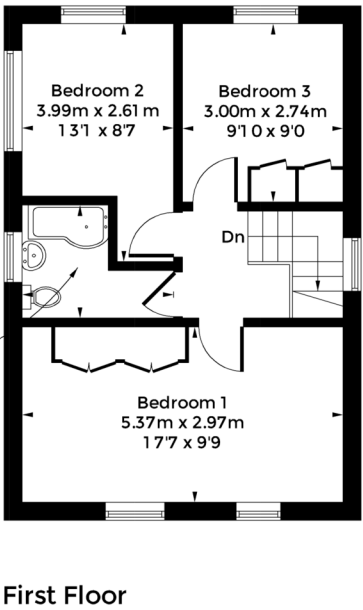
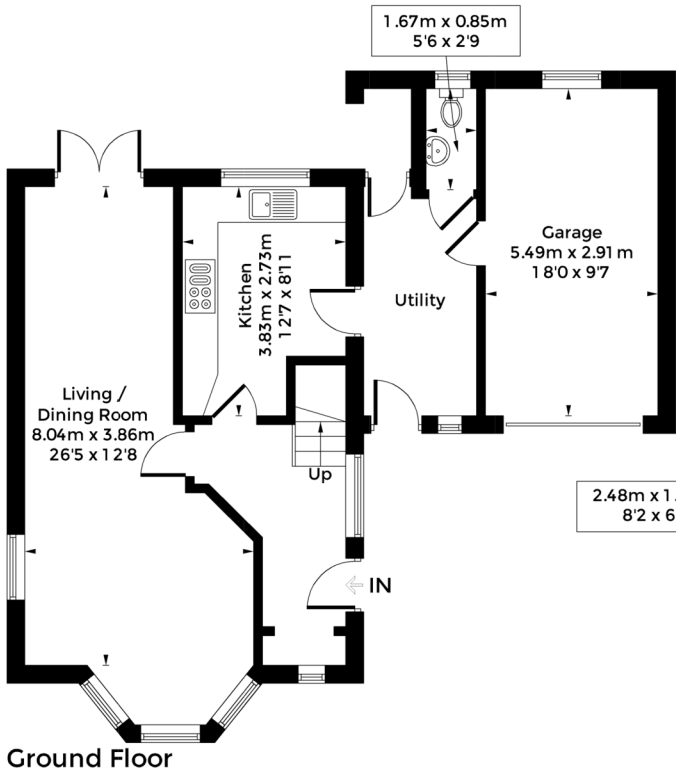
GUIDE PRICE

£675,000





Approximate Gross Internal Area = 116.1 sq m / 1250 sq ft
(Including Garage)



Council Tax:
Band E - £2964.47

Parking:
Single garage & off road parking for 6 cars

Local Authority:
Vale of White Horse D.C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

“LOCATION COMMENT

Wootton Village is well stocked with amenities including a co-operative, post office and local primary school too.

The property also falls into the catchment area for Matthew Arnold secondary school and is located circa 4 miles from Oxford city centre.



OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

Breckon & Breckon
est.1947



Every office has access to
every buyer registered across
our network of seven offices.

Sharing a single database of
buyers ensures maximum
exposure for our clients.

Oxford City Centre

118 High Street
Oxford
OX1 4BX

t: 01865 244 735
e: post@breckon.co.uk



FROM LEFT:
Millie Carless, George Houlbrooke,
Eoin Kehoe



Summertown

t: 01865 310 300 (sales)
t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

Headington

t: 01865 750 200 (sales)
t: 01865 763 999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames

t: 01235 550 550 (sales)
t: 01235 554 040 (letting)
e: abingdon@breckon.co.uk

Witney

t: 01993 776 775 (sales)
t: 01993 899972 (letting)
e: witney@breckon.co.uk

Woodstock

t: 01993 811 881 (sales)
t: 01993 810 100 (letting)
e: woodstock@breckon.co.uk

Bicester

t: 01869 24 24 23 (sales & letting)
e: bicester@breckon.co.uk

New Homes

t: 01865 261 222
e: newhomes@breckon.co.uk

Land Team

t: 01865 558 999
e: land@breckon.co.uk

Letting and Property Management

t: 01865 20 1111
e: lettings@breckon.co.uk

Creative Department

t: 01865 310 300
e: creative@breckon.co.uk

Bespoke by Breckon

t: 01865 765 555
e: bespoke@breckon.co.uk



IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.