

# 19 CUMNOR ROAD

WOOTTON VILLAGE, OXFORD OX1 5JP

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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.

## GUIDE PRICE

**£625,000**



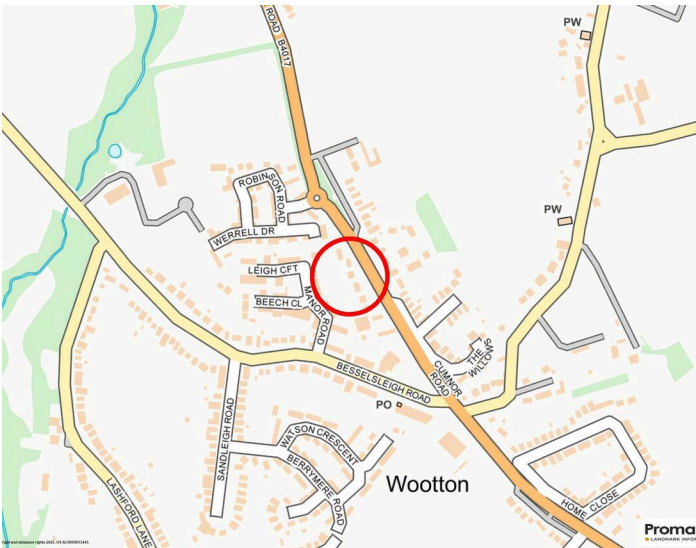
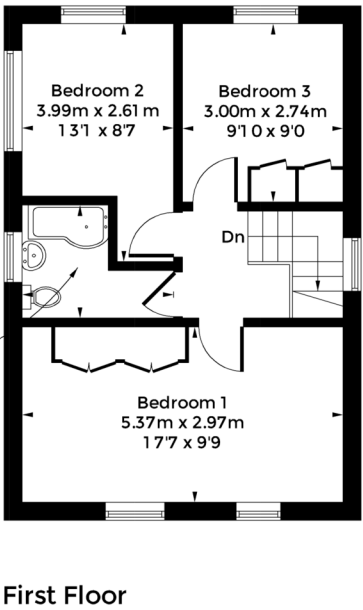
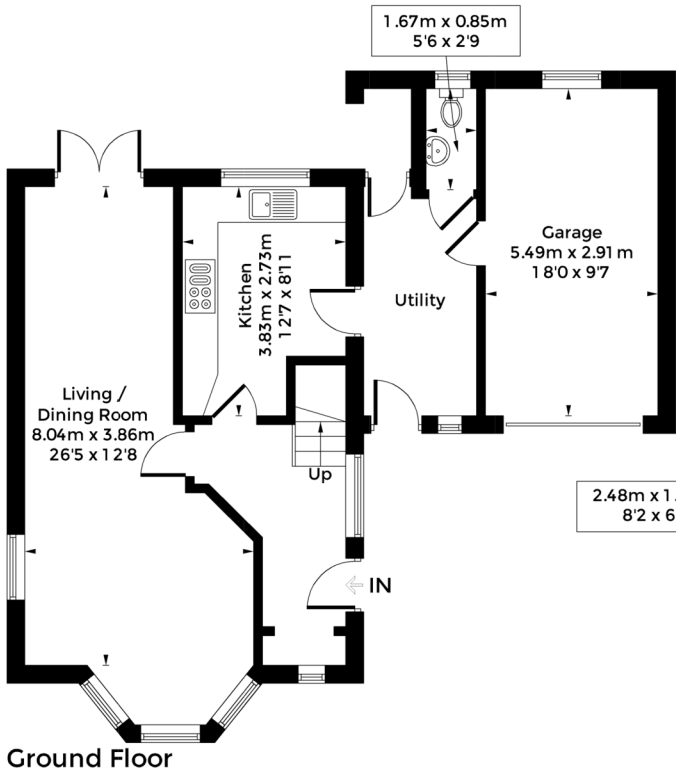
Plot 204.7ft/Gdn 109.9ft







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.*





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