

DORMERS

52 CUMNOR ROAD, BOARS HILL, OXFORD OX1 5JP

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A beautifully reimagined detached home boasting high-end finishes.

The ground floor features a formal family room alongside an additional front reception room and ensuite shower room ideal as a guest bedroom or flexible fifth bedroom and a stylish cloakroom. There is a spectacular open-plan kitchen/dining/living area with sliding doors to the landscaped garden. There is also a spacious utility room.

Upstairs is a generous landing, principal bedroom suite to include dressing room and ensuite, 3 further double bedrooms and further ensuite and family bathroom.

The rear garden has been beautifully landscaped ideal for alfresco dining enclosed by evergreen hedging giving privacy.

To the front is an integral single garage and ample off-road parking for 6+ cars behind secure gates.



5



2



4



57ft garden/149.9ft plot

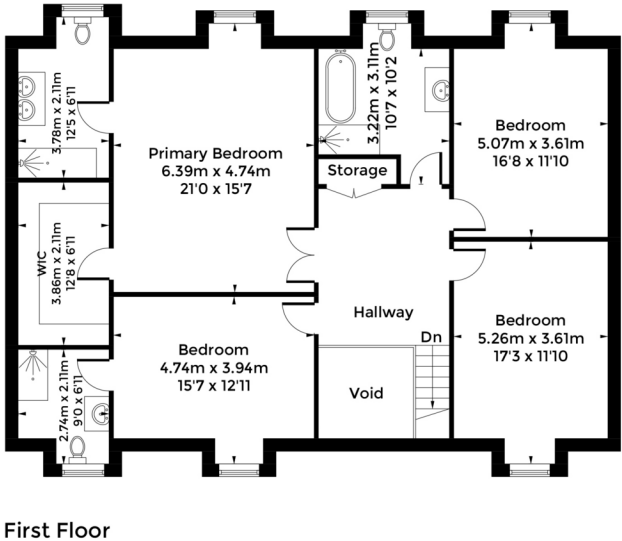
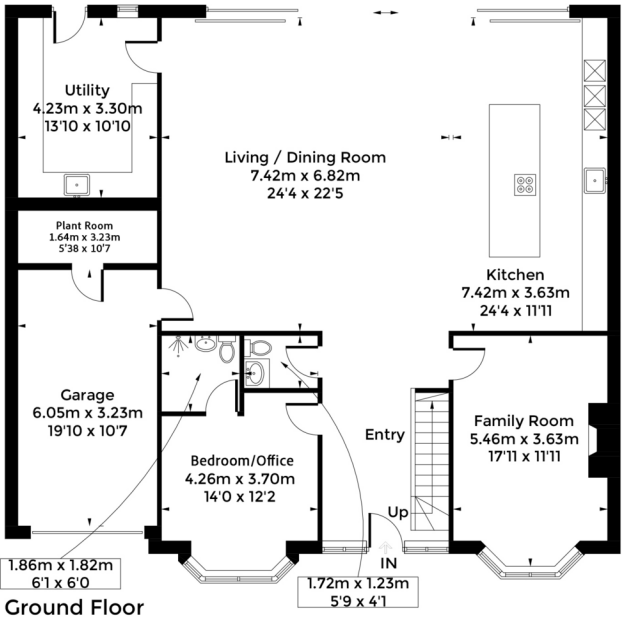
GUIDE PRICE

£1,250,000





Approximate Gross Internal Area = 286.0 sq m / 3079 sq ft
Garage=20 sq m / 215 sq ft
Total= 306 sq m / 3294 sq ft



Council Tax:
Band E - £2919.89

Parking:
Off-street parking

Local Authority:
Vale of White Horse D.C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	82
(55-68)	D		
(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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118 High Street
Oxford
OX1 4BX

t: 01865 244 735
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Summertown

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

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t: 01865 750 200 (sales)
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t: 01235 554 040 (letting)
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t: 01993 899972 (letting)
e: witney@breckon.co.uk

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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



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