

131 CUMNOR HILL

OXFORD OX2 9JA

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A generously proportioned three-bedroom semi-detached home with driveway parking and a large garden situated towards the top of Cumnor Hill.

This Arts and Crafts style property is well set back from the road and is full of period charm and has the potential to extend (subject to the usual consents).

The ground floor accommodation comprises a grand entrance hall, a charming sitting room with bay window, a separate dining room, spacious kitchen and utility room, a conservatory, and a garage.

On the first floor there is a master bedroom with en-suite bathroom, two further double bedrooms, and a family bathroom.

To the rear of the property is a stunning 120 ft long mature garden.

There is driveway parking to the front of the house for at least 3 cars.



3



2



2



Av. 120ft garden

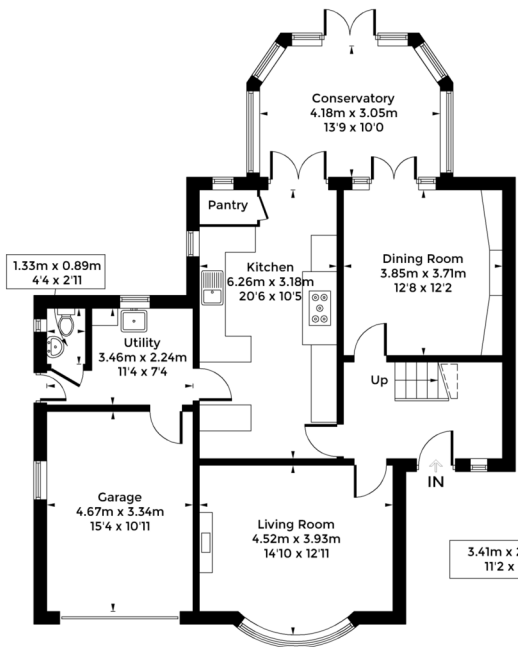
GUIDE PRICE

£850,000

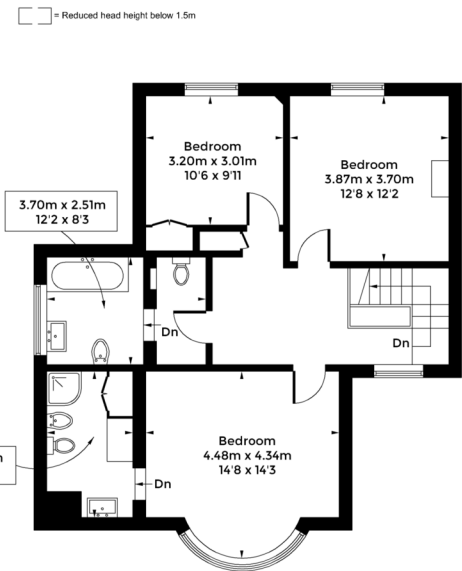




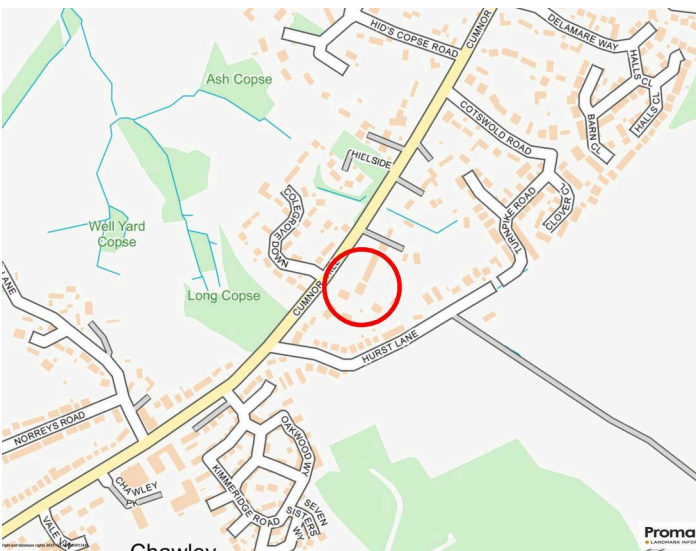
Approximate Gross Internal Area = 175.8 sq m / 1892 sq ft
(Including Garage)



Ground Floor



First Floor



Council Tax:
Band F - £3450.77

Parking:
Single garage & off road parking to front

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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		61	73
		EU Directive 2002/91/EC	

“LOCATION COMMENT

The property is well situated for easy access into Oxford city centre and the train station, and also offers good links onto the A420 and A34. There is good local schooling nearby including the popular Matthew Arnold Secondary school. There are a range of shops, cafes and restaurants in nearby Botley and there is a bus stop within walking distance for a regular bus service into Oxford city centre.



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Oxford
OX1 4BX

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t: 01865 310 300 (sales)
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e: woodstock@breckon.co.uk

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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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