

SPRING BANK

TUMBLEDOWN, CUMNOR, OXFORD OX2 9QE

Spring Bank

Tumbledown, Cumnor, Oxford OX2 9QE

A stunning five bedroom detached home located on the edge of Cumnor village. Available with no onward chain, this spacious family home sits on a plot of just under half an acre and boasts 3000 sq ft of accommodation (including the garage). The ground floor accommodation comprises an entrance hall, a generous sitting room with triple aspect, a modern kitchen, dining room, a further reception room, utility room, and WC.

On the first floor there is a master bedroom with dressing area, ensuite bathroom and a balcony boasting countryside views towards Farmoor reservoir. There are four further double bedrooms and a family bathroom located on the first floor.

There is a very large adjoining garage that is perfect for a car enthusiast but also has potential for an excellent home gym or work space.

The beautiful garden wraps around the house a features mature trees, shrubs and driveway parking for several cars.



5



3



2



101' front & 57' rear

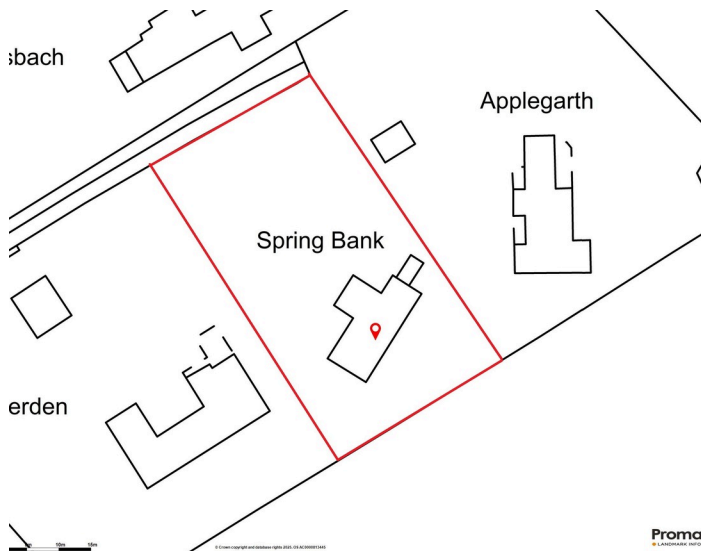
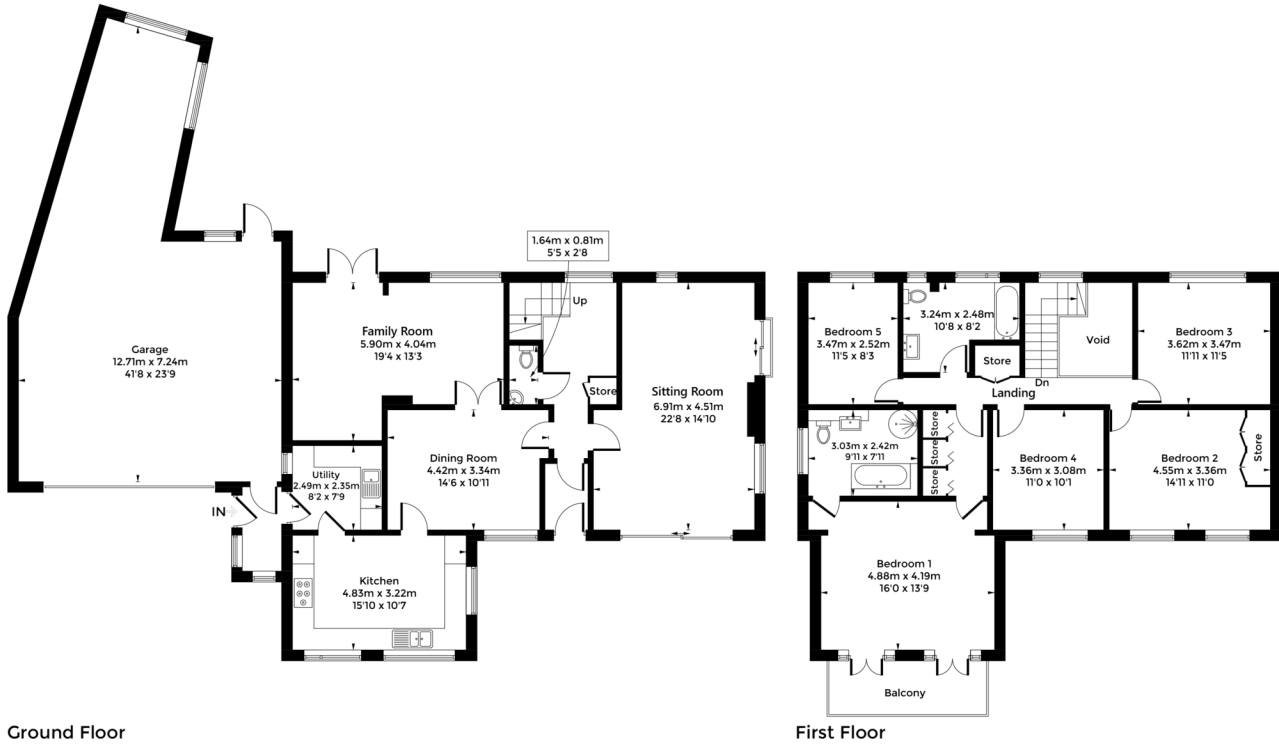
GUIDE PRICE

£1,300,000





Approximate Gross Internal Area = 278.7 sq m / 3000 sq ft
(Excluding Void)



Council Tax:
Band G - £4176.36

Parking:
Double 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		89
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

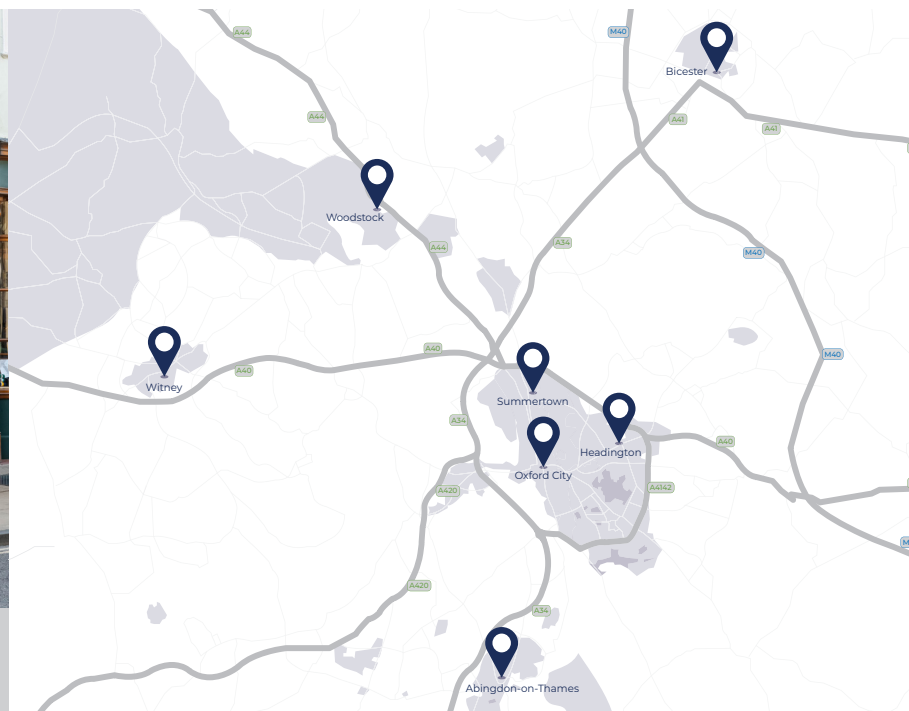
LOCATION COMMENT

The property sits on a private road off Tumbledown on the edge of Cumnor village, circa three miles from Oxford city centre and offers easy access onto the A34 and A420. There are a range of local amenities within Cumnor village including a post office, two public houses and a cricket club. There are several good private schools within a short drive and Matthew Arnold and Bartholomew secondary schools are also within easy reach.



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