

# 100 KIMMERIDGE ROAD

CUMNOR, OXFORD OX2 9RQ

# 100 Kimmeridge Road

Cumnor, Oxford OX2 9RQ

Situated within a private development just off Cumnor Hill, this well-presented three-bedroom semi-detached home enjoys an excellent position for access to Oxford city centre, Oxford railway station and the A34, while also benefiting from driveway parking for two vehicles, a detached garage and an enclosed rear garden.

The accommodation is arranged over two floors and comprises an entrance hall with a cloakroom, a sitting room to the front and a kitchen/dining room spanning the rear of the property, with doors opening onto the garden and creating an ideal space for both everyday living and entertaining.

On the first floor, the principal bedroom benefits from fitted wardrobes and an ensuite shower room. There are two further bedrooms and a family bathroom, providing flexible accommodation for families, professionals or those working from home.

Outside, the rear garden is enclosed and offers a patio seating area and lawn, with gated side access leading to the driveway and detached single garage.



3



1



2



Approx. 21.3ft garden

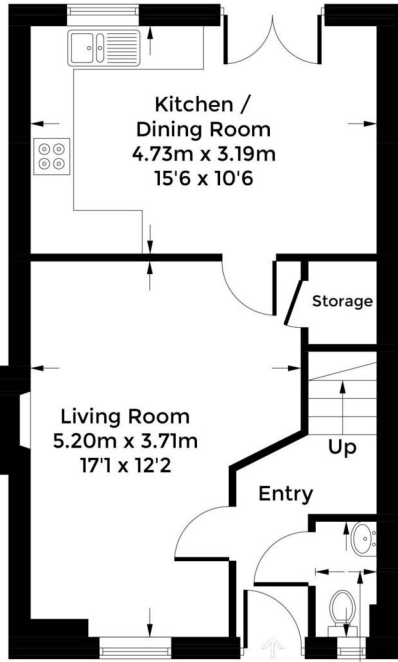
## GUIDE PRICE

**£425,000**



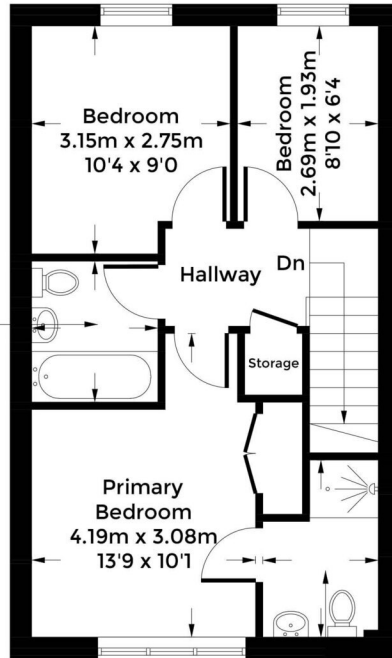


Approximate Gross Internal Area = 80.6 sq m / 868 sq ft  
 Garage = 13.5 sq m / 145 sq ft  
 Total = 94.1 sq m / 1013 sq ft



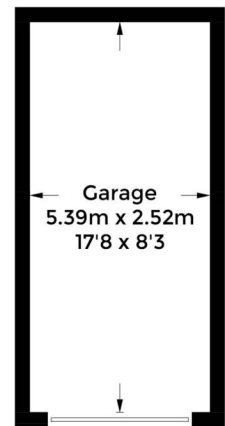
Ground Floor

1.61m x 0.83m  
5'4" x 2'9"



First Floor

2.47m x 1.60m  
8'1" x 5'3"



(Not Shown In Actual Location / Orientation)



**Council Tax:**

Band D - £2577.44

**Parking:**

Single garage & 2 off road spaces

**Local Authority:**

Vale of White Horse D.C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		90
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

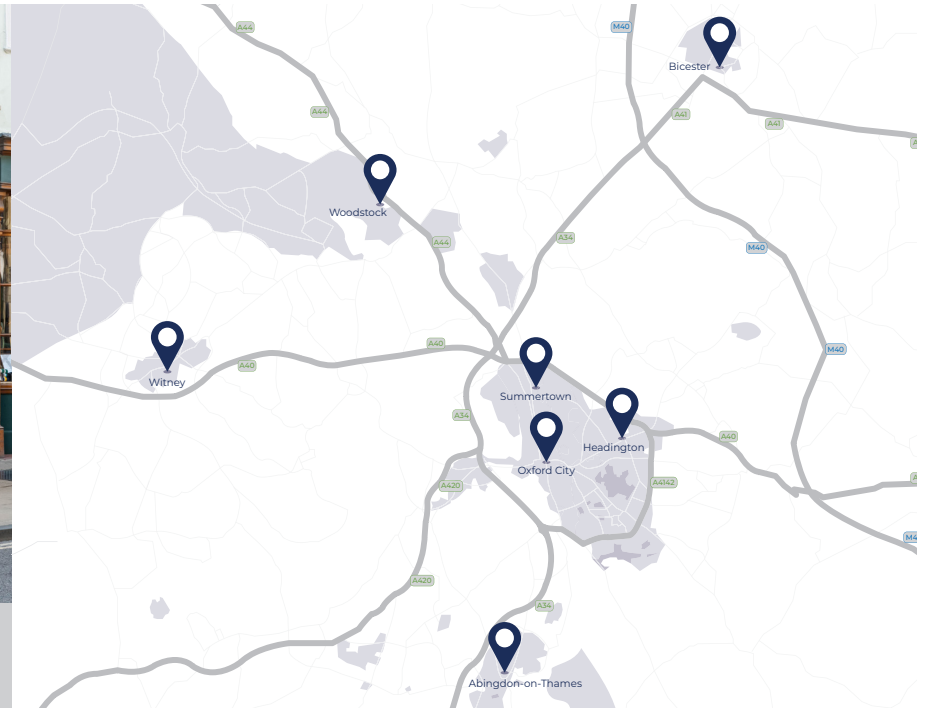
# LOCATION COMMENT

*Kimmeridge Road forms part of a modern residential development off Cumnor Hill, offering excellent access to Oxford city centre, Oxford railway station, the A34, and the A420. The railway station can be reached by bicycle in around 15 minutes and provides regular direct services to London Paddington. The area is also well placed for a range of well-regarded schools, including Cumnor Church of England Primary School and Matthew Arnold School, together with a number of Oxford's renowned independent schools. Nearby amenities, countryside walks and Farmoor Reservoir provide a balance of city convenience and outdoor leisure opportunities.*



# 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

## 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



**FROM LEFT:**  
Millie Carless, George Houlbrooke,  
Eoin Kehoe



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.