



Cumnor Hill
Oxford

Carter Jonas

110 CUMNOR HILL OXFORD OX2 9HY

· 5 Bedrooms · 3 Reception Rooms · 2 Bathrooms ·
Garden · 2 Balconies · Double Garage

DESCRIPTION

A wonderful family home built in 1904 offering excellent flexible living space and lovely far reaching views from the balconies at the rear. The hallway opens onto the sitting room with sliding doors inviting you to step onto the garden terrace. There is a small study and a family room connecting to a large kitchen/dining room, with a vaulted ceiling and a useful utility room. There is also a more formal dining room at the front of the house. A super first floor hobby room with a balcony with far reaching views is accessed from the kitchen. The main staircase is made of oak, and takes you up to two generous bedrooms at the front of the property - one of which is the principal bedroom with fitted wardrobes. A further lovely bedroom at the rear of the property has another balcony, a useful utility area, and a cloakroom which makes it perfect for an au-pair or guest accommodation. There are also two bathrooms on this floor. The second floor has a further two good sized bedrooms and some excellent storage. Solar panels and solar photovoltaic panels have been installed which heat the water and generate an income respectively.

OUTSIDE

The house sits back from the road with parking on the driveway, beautifully landscaped with the added benefit of a double garage. To the rear there is a generous terrace for al fresco dining, along with a lovely lawn with fruit trees, flowers, shrubs, and a well-established vegetable garden by the rear wall.

A SPACIOUS FAMILY HOME WITH WONDERFUL, FAR REACHING VIEWS WITHIN REACH OF MANY OF OXFORD AND OXFORDSHIRE'S EXCELLENT CHOICE OF SCHOOLS



ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Council Tax Band G

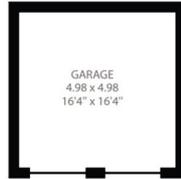
Location: Cumnor Hill is a sought after area on the west side of Oxford just 2 miles from the beautiful city centre. The new West Way shopping centre is nearby for day to day shopping, with a Waitrose and Cumnor village further afield. There is an excellent choice of highly regarded independent and state schools in Oxford and Abingdon, many of which have bus-routes which pass along or close to Cumnor Hill. There is also good access to the A34, leading to both the M4 and M40. Oxford bus and railway stations provide regular services to Victoria, London Paddington and London Marylebone respectively.



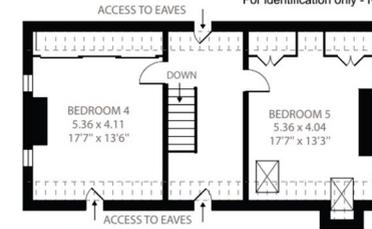
Cumnor Hill, Oxford, OX2

Approximate Area = 3515 sq ft / 326.5 sq m
 Limited Use Area(s) = 145 sq ft / 13.4 sq m
 Garage = 266 sq ft / 24.7 sq m
 Outbuilding = 27 sq ft / 2.5 sq m
 Total = 3953 sq ft / 367.2 sq m

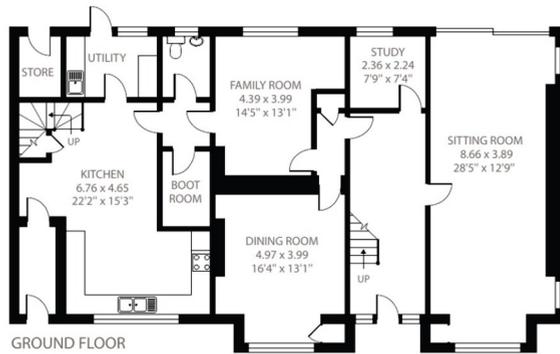
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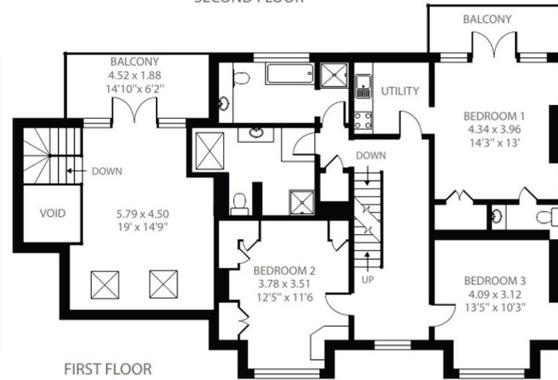
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Carter Jonas. REF: 876255



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Offices throughout the UK



IMPORTANT INFORMATION

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