



Cumnor Rise Road, Oxford
Oxfordshire, OX2



Beyond your expectations

Superb five bedrooms, five reception rooms set in 0.5 acres

Reception Hall | Sitting Room | Family Room | Dining Room | Breakfast Room | Kitchen | Cloakroom | Study/Bedroom | Master Bedroom | 3 further Bedrooms | Family Bathroom | Shower Room | Garage | Gardens | All in approximately 0.5 Acres

Offers in excess of £1,100,000 Freehold

Description

The property is an elegant detached family home with ample living space and is arranged over two floors which measures approximately 2777 square feet of accommodation. The family room with access to the terrace and sitting room both benefit from attractive bay windows which command an attractive vista over the rear gardens and brings ample light into the rooms. The dining room offers direct access into an extensive kitchen breakfast room with a range of bespoke fitted units and integrated gas hob. To the rear there is a down stairs bedroom/study which benefits from an adjacent ensuite shower room. To the first floor there are four good sized bedroom all with extensive fitted wardrobes and accompanied by a family bathroom and separate shower room. The bedrooms to the rear of the property with far reaching views often capture the 'Dreaming Spires of Oxford'

Outside

The property is accessed via a private driveway flanked by a lawn which is interspersed with box hedging and specimen shrubs. In addition there is parking for several cars and a lawn turning circle. There is a double garage with hard standing to the front. To the rear can be found a well established gardens and grounds include terrace and lawn which is enclosed by trees, ornamental shrubs and hedging creating a secluded and private outside space. Beyond the main garden and accessed via steps down to a wooded garden with glade.

Location

Just two miles to the west of Oxford, Cumnor Rise Road is off Cumnor Hill in a residential area that offers excellent access into the centre of Oxford via Botley and to Oxford Mainline Railway Station. There is also easy access to a number of main arterial roads principally the A34 (Ring Road) and the A420 which in turn connects with the A40, M40 and M4. The historic City of Oxford offers a comprehensive selection shopping, sporting, recreational, leisure and education facilities and nearby countryside with a network of footpaths and bridleways.

Additional Information

Local Authority: The Vale of White Horse – 01235 520202

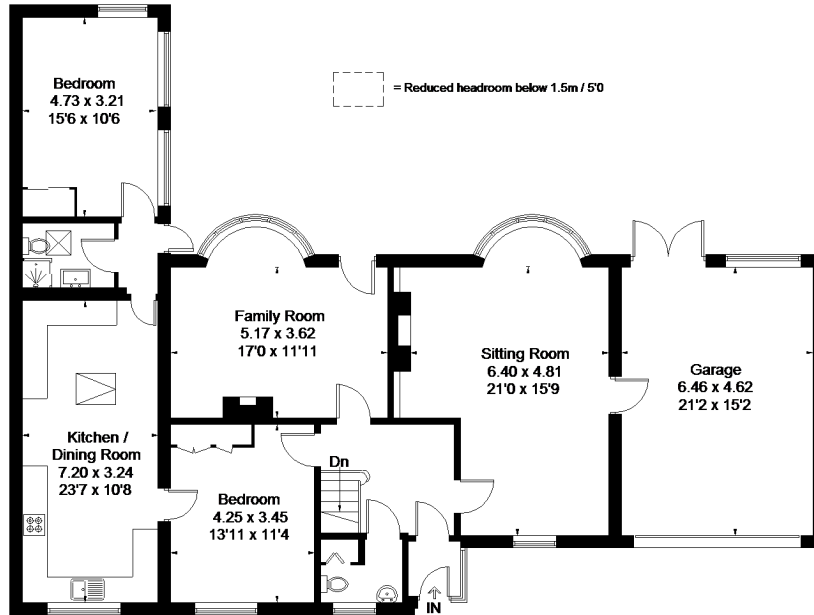
Services: Mains gas, electricity and water.



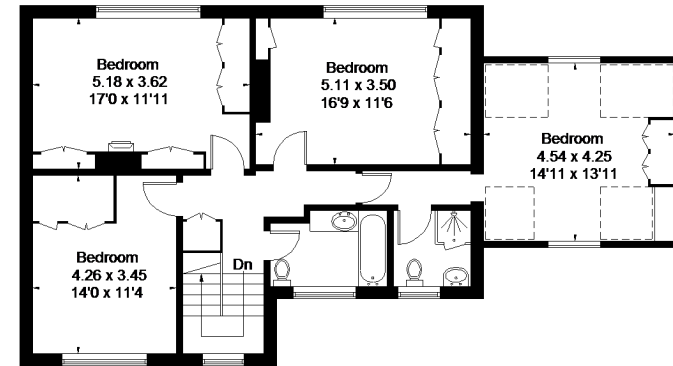
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 258 sq m / 2777 sq ft
(Including Garage)



Ground Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 175866

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

