



**Cumnor,**  
Oxfordshire

**Carter Jonas**

# 78 NORREYS ROAD, CUMNOR, OXFORDSHIRE OX2 9PU

Entrance hall, double reception room, study/4th bedroom, kitchen, family/dining room, utility room, cloakroom with shower, 3 bedrooms, family bathroom. Mature garden, garage, parking

## DESCRIPTION

Enjoying a lovely location with a wonderful outlook to the rear, this established, detached family home offers well-proportioned and flexible accommodation arranged over two floors. Situated within the popular village of Cumnor, the house has the benefit of being on the edge of the city and yet enjoying the surrounding countryside and village life. The house is complemented by a mature garden to the rear backing onto open farmland and has the benefit of a garage and a driveway providing parking. The flexible accommodation comprises; a spacious entrance hall, fitted kitchen opening to the family/dining room, a utility room with access to the garden, cloakroom with shower, a study/4th bedroom, and a double reception room with study area and sitting room. French doors from the sitting and dining rooms open to the raised terrace which provides a lovely al fresco dining area to enjoy the garden and views beyond. On the first floor there are three bedrooms, and a bathroom. The main bedroom enjoys access to a roof terrace to take advantage of the wonderful outlook.

## OUTSIDE

To the front there is off road parking in front of the garage, and to the rear, is a delightful mature garden which is laid mainly to lawn with mature hedging. Within the garden there are various places to enjoy the outlook from including a dining area with pergola, a sunken firepit enclosed with benching and the raised decking adjoining the house.

**A DETACHED FAMILY HOME ENJOYING AN OPEN ASPECT TO THE REAR WITH FAR REACHING COUNTRYSIDE VIEWS WITHIN THE POPULAR VILLAGE OF CUMNOR ON THE EDGE OF OXFORD**



## LOCATION

Cumnor is an extremely popular village with an excellent primary school, two churches, a modern village hall, two public houses, butcher, newsagent and Post Office/ store. It has a vibrant cricket club with an academy for boys and girls. The village is ideally situated to provide easy access to the commuter links of the A34 and A420 and is just 2.75 miles (4.42km) from Oxford Railway Station.

## ADDITIONAL INFORMATION

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

**Directions: OX2 9PU** Further Information:

Services: All mains services are connected, gas central heating.

Local Authority: Vale of White Horse District Council  
Council Tax: Band F

Tenure: Freehold with vacant possession on completion.  
Mobile phone coverage and speeds can be checked here:

[checker.ofcom.org.uk](http://checker.ofcom.org.uk).

Broadband speeds can be checked here:  
[checker.ofcom.org.uk](http://checker.ofcom.org.uk).

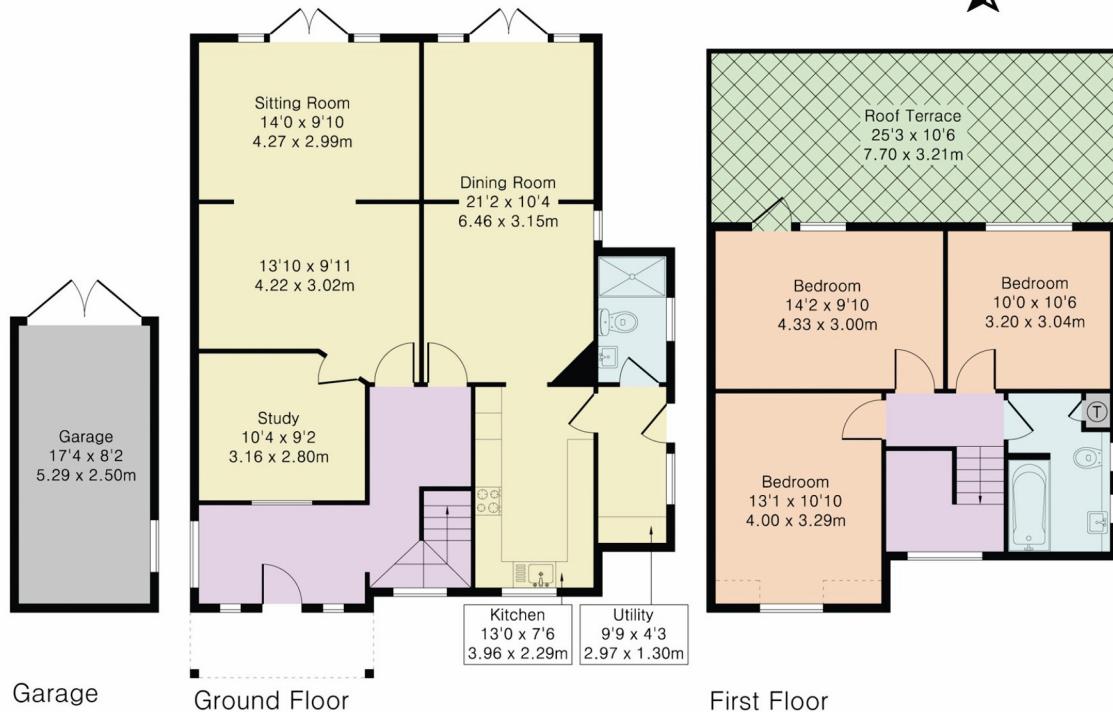


Approximate Gross Internal Area 1603 sq ft – 149 sq m

Ground Floor Area 936 sq ft – 87 sq m

First Floor Area 525 sq ft – 49 sq m

Garage Area 142 sq ft – 13 sq m



Garage

Ground Floor

First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Carter Jonas

**Oxford 01865 511444**

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

**carterjonas.co.uk**

Offices throughout the UK

A member of



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		EU Directive 2002/91/EC	

#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.