



Appleton Road
Cumnor

Carter Jonas

92 APPLETON ROAD, CUMNOR, OXFORDSHIRE OX2 9QH

Hall, sitting room, dining/family room, kitchen/breakfast room, cloakroom, utility room, store room.

4 bedrooms (1 en-suite), bathroom

Garden, driveway parking

DESCRIPTION

Located in the highly sought after village of Cumnor, a charming and historic village on the outskirts of Oxford, this attractive four bedroom property offers an ideal family home enhanced by its mature gardens and driveway parking.

Inside, the house provides well-balanced and light accommodation arranged over two floors. The ground floor features a welcoming entrance hall leading to a cloakroom, the dining/family room, and a delightful sitting room with fireplace and French doors opening onto the garden. The kitchen, together with a utility/boot room and a generous storeroom, is positioned at the rear of the property, benefiting from views over the garden.

Upstairs, the first floor comprises a principal bedroom with an en suite shower room, three further bedrooms, and a family bathroom, creating a comfortable and practical layout.

OUTSIDE

The property is approached via a shared driveway leading to private parking at the side of the house. To the rear, the mature garden provides an attractive and tranquil setting with established borders and a summer house perfectly positioned for enjoying the garden.

A DETACHED FOUR BEDROOM FAMILY HOME POSITIONED WITHIN THE PRETTY VILLAGE OF CUMNOR PERFECTLY POSITIONED ON THE EDGE OF OXFORD AND ENJOYING COUNTRYSIDE WALKS



LOCATION

Cumnor is an attractive and thriving village situated about four miles to the south-west of Oxford. The village comprises many character houses and cottages, fine Parish church, primary school, post office/general store, as well as two public houses. There is also Cumnor Cricket Club and Cumnor Minors Football Club.

The area is very well served for an excellent selection of state and independent schools. Communications by road are good with the nearby A34 leading to both the M4 and M40 motorway network. Oxford Parkway station provides regular services to London, Marylebone (about 55 minutes).

ADDITIONAL INFORMATION

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

Directions: OX2 9QH

Services: All mains services are connected. Gas fired central heating

Tenure: Freehold

Local Authority: Vale of white Horse District Council

Council Tax: Band F

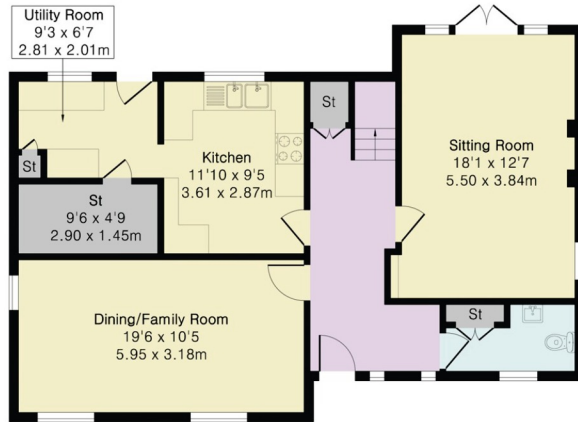
Broadband speeds and mobile phone coverage can be checked here: checker.ofcom.org.uk.



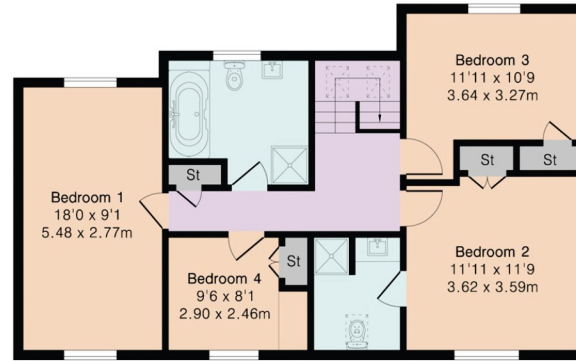
Approximate Gross Internal Area 1621 sq ft - 151 sq m

Ground Floor Area 847 sq ft – 79 sq m

First Floor Area 774 sq ft – 72 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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