



Cumnor Hill
Oxford

Carter Jonas

43 CUMNOR HILL, OXFORD, OX2 9EY

4 reception rooms, kitchen, 4 bedrooms, bathroom
Garage & driveway
Mature gardens & orchard c.1 acre

DESCRIPTION

Set within an acre of established gardens with a separate orchard, this four-bedroom property requires full renovation offering the opportunity to restore and reimagine this period home. With original features and ample space both inside and out, this is an exciting project for those seeking to blend period charm with modern living with potential to extend or reconfigure the layout subject to the necessary consents.

Arranged over two floors, the property offers generous and well-proportioned accommodation. On the ground floor are two reception rooms featuring boxed bay windows and fireplaces, a good-sized study with fitted bookcases located off the sitting room and enjoying views over the rear garden, a dining room, kitchen and a rear hall with cloakroom and direct access to the garden. In addition, a conservatory arranged to the front of the house provides further living space. At first floor level are four well proportioned bedrooms, a family bathroom and separate wc.

OUTSIDE

The property is set back from the road and approached via a private driveway leading to the front of the house. A particular feature of the property are the fabulous gardens and grounds amounting to c.1 acre which surround the house and provide a secluded setting.

LOCATION

Cumnor Hill is a sought-after area on the west side of Oxford just two miles from the beautiful city centre. The West Way shopping centre is nearby for day-to-day shopping with a Waitrose further along the Botley Road, and nearby Cumnor village has a post office/store, and two

A DETACHED 4-BEDROOM PERIOD HOME IN NEED OF COMPLETE RENOVATION SET IN AN ACRE OF EXPANSIVE GARDENS IN DESIRABLE CUMNOR HILL



For illustration purposes only. Boundaries can be checked by reference to a land registry plan which can be supplied on request

public houses. 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 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. In addition, for those wishing to enjoy the immediate surroundings, there are nearby countryside walks.

ADDITIONAL INFORMATION

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

Directions: OX2 9EY

Tenure: Freehold with vacant possession on completion

Services: Mains electricity, water, drainage and gas are connected.

District Council: Vale of White Horse
Council Tax Band G

According to Ofcom, Superfast broadband is available and mobile coverage with EE is good outdoors and indoors and good outdoors and variable indoors with other providers



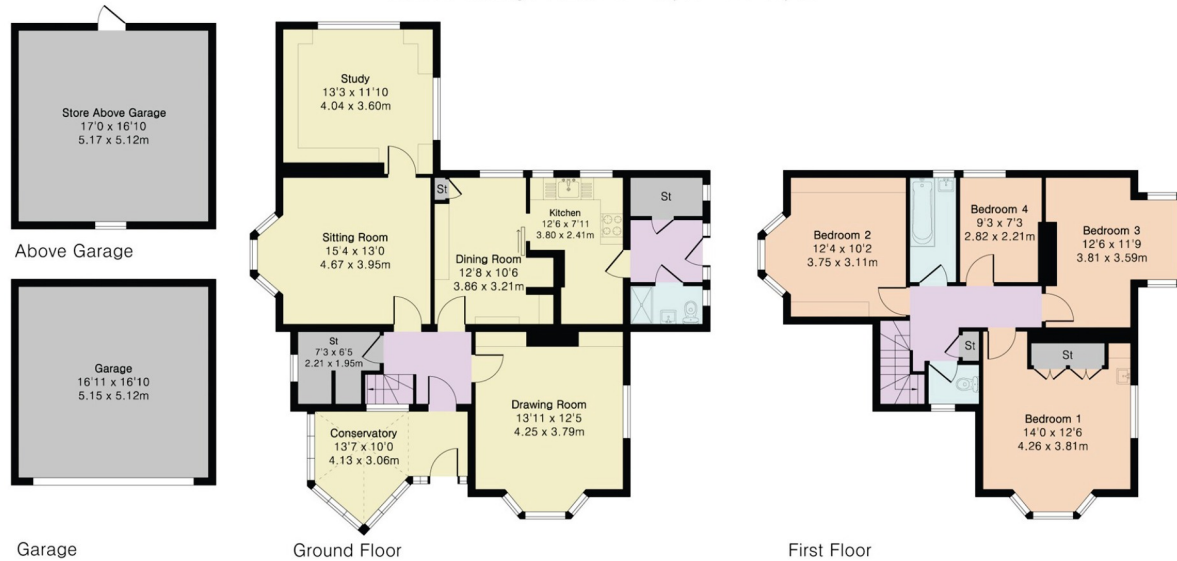
**Approximate Gross Internal Area 1779 sq ft - 165 sq m
(Excluding Garage)**

Ground Floor Area 1088 sq ft - 101 sq m

First Floor Area 691 sq ft - 64 sq m

Garage Area 284 sq ft - 26 sq m

Above Garage Area 284 sq ft - 26 sq m



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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Oxford 01865 511444

oxford@carterjonas.co.uk

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

carterjonas.co.uk

Offices throughout the UK



IMPORTANT INFORMATION

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