



NORREYS ROAD, CUMNOR, OX2
£2,650 per month*

Carter Jonas

NORREYS ROAD, CUMNOR, OXFORD, OXFORDSHIRE, OX2 9PU

- detached
- unfurnished
- 3 bedrooms
- 2 receptions
- 2 bathrooms
- newly decorated
- garage
- garden with views

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.

THE PROPERTY

Enjoying a lovely location on the edge of Oxford, 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 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. 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

A newly decorated detached house in a popular village location with stunning views over local countryside.



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.

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

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

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

Broadband speeds can be checked here: checker.ofcom.org.uk.

Flood risk: Very low

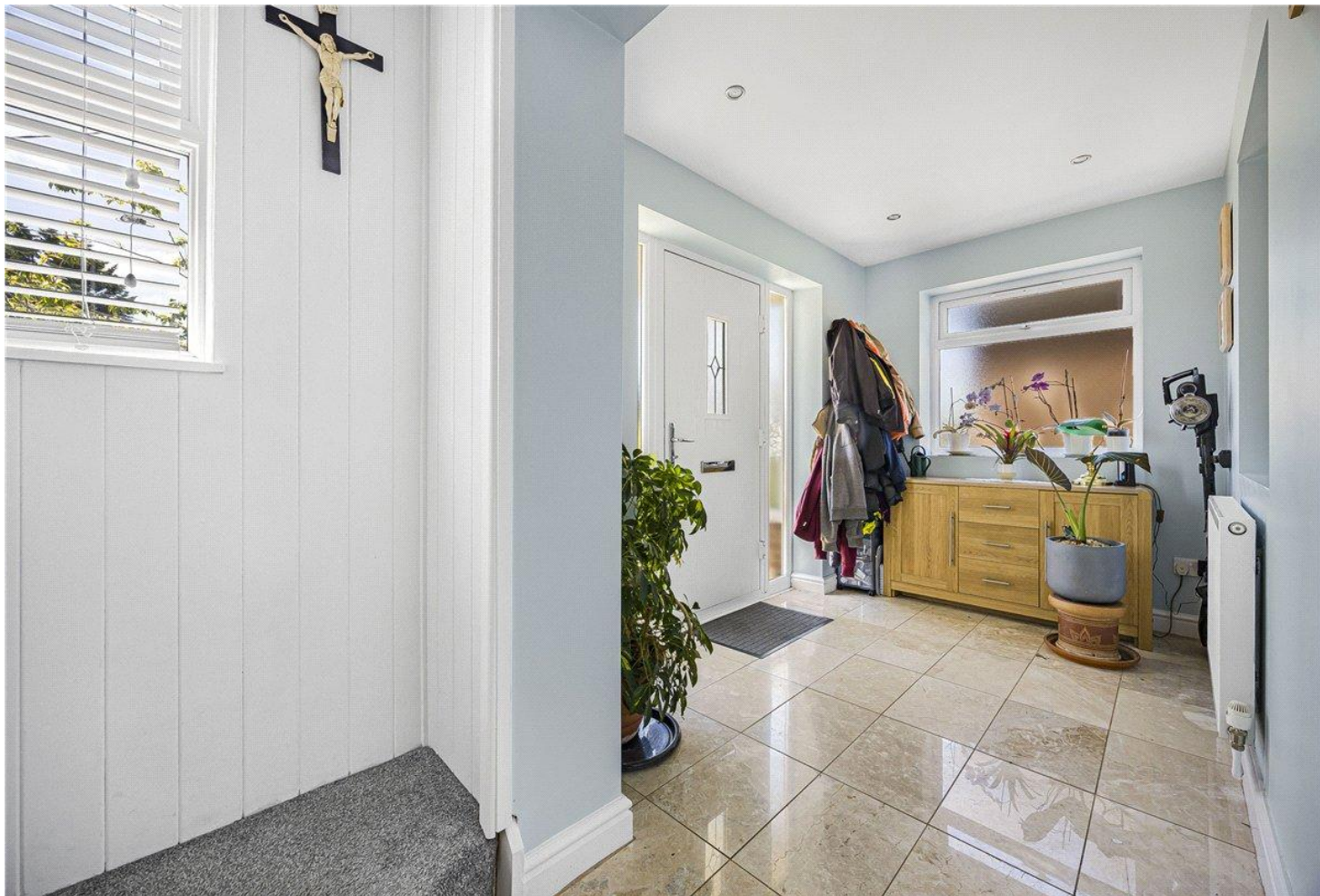
Holding deposit of 1 weeks rent £611

Security deposit of 5 weeks rent £3057

ADDITIONAL INFORMATION

Viewing	Strictly by appointment
---------	-------------------------

Local Authority	Vale Of White Horse - Council Tax Band F
-----------------	--





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 or a separately available material information sheet, and 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 or prospective tenants 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. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

T: 01865 511444

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

E: oxford.lettings@carterjonas.co.uk

A member of



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data