



THOMAS  
MERRIFIELD  
SALES LETTINGS

12 Abingdon Road  
Cumnor, Oxford, OX2 9QN

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**A detached five bedroom, three bathroom family house with well-proportioned accommodation, private gardens and a double garage within the highly-regarded village of Cumnor.**

- Double aspect sitting room
- Dining Room
- Large family kitchen
- Study
- Cloakroom and utility
- Master bedroom with en-suite bathroom
- Guest bedroom with en-suite shower room
- Three further bedrooms and family bathroom
- Double garage and garden
- EPC Rating: C

Set back from the road behind electric gates the property is one of just three individual houses built in 2006. A home of distinction with attractive stone elevations and complimented internally by spacious and thoughtfully designed accommodation. The ground floor features a cloakroom, study, double aspect sitting room and dining room leading into a large family kitchen and utility room. On the first floor is a master bedroom with en-suite bathroom, guest bedroom with en-suite shower room, three further bedrooms and a family bathroom.

There is ample off-street parking to the front of the house and access to a double garage. The west facing rear garden is mainly laid to lawn with an area of patio and bordered by mature trees and shrubs.

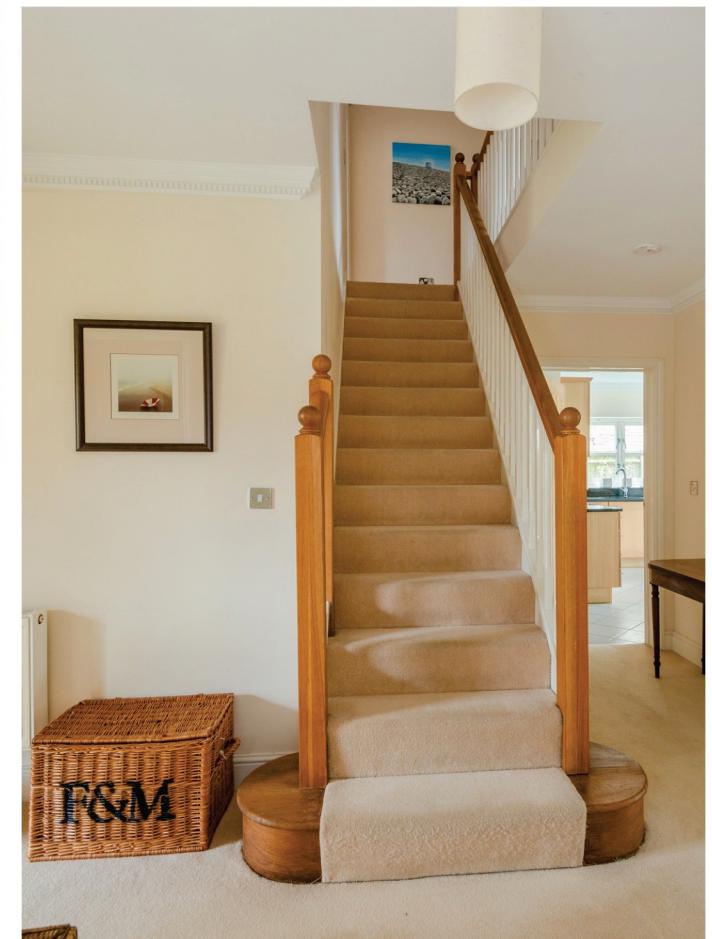
**Price £1,125,000**





Cumnor is a popular village just 3 miles to the west of Oxford offering access into the city via Botley Road and to the mainline station with a direct line into London Paddington. There is easy access to arterial roads including the A34 and A420 connecting to the A40, M40 and M4.

The village itself is community led with a well-regarded primary school, village store and post office, two public houses, church and garage. There is an extensive choice of shopping, entertainment venues, cultural amenities and restaurants and cafes in central Oxford. More locally within Botley is the new Westway Place shopping centre serving most day to day needs.



Approximate Gross Internal Area  
 Ground Floor = 127.2 sq m / 1,369 sq ft  
 First Floor = 126.2 sq m / 1,358 sq ft  
 Total = 253.4 sq m / 2,727 sq ft

