



THOMAS  
MERRIFIELD  
SALES LETTINGS

18 Cumnor Hill  
Oxford, OX2 9HA

# 18 Cumnor Hill, Oxford OX2 9HA

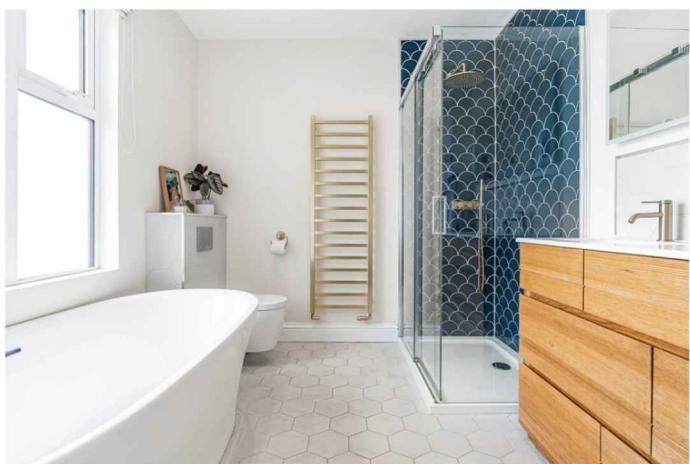
A beautifully appointed five bedroom detached family home with good-size gardens and a double garage set in a highly regarded location.

- Spacious kitchen/dining/family room
- Sitting room
- Office/playroom
- Utility and cloakroom
- First floor 4 good sized bedrooms one with en-suite
- Family bathroom
- Second floor master bedroom with en-suite
- Gardens with large patio area
- Off street parking and double garage
- EPC Rating: C. Solar Panels: Council Tax Band: G

Over recent years the property has been comprehensively extended and refurbished by the current owners, with care and attention being taken in the design to provide a home for modern family living. A particular feature of the house is the spacious kitchen/dining/family room that is well equipped with a range of integrated appliances and affords access through to the garden. The ground floor also provides a sitting room, office/playroom, utility and cloakroom. Across the first floor are four bedrooms including the master bedroom with an en-suite and a family bathroom. On the second floor is a further bedroom and en-suite bathroom. To the front of the property are gardens and off street parking. To the rear is a double garage and further off street parking. The gardens feature a large patio ideal for entertaining and leading to an area of lawn.

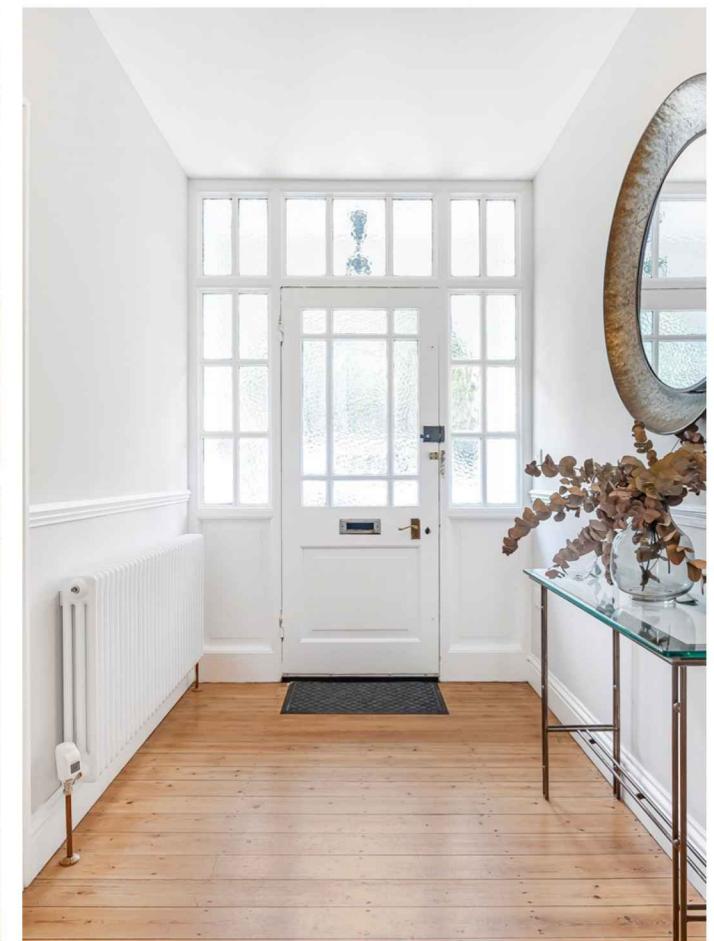
**Guide Price £1,250,000**



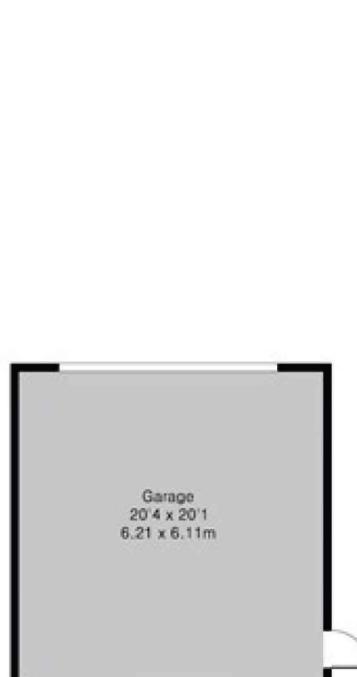


Cumnor Hill is located on the western outskirts of the city with nearby Botley providing local shopping at Elms Parade and the new West Way shopping centre. For leisure there is a gymnasium and swimming at Oxford Brookes University, golf at Frilford Heath, water sports at Farmoor Reservoir and a choice of local country walks. Oxford city centre is just 2 miles away and Botley Road has Waitrose and Aldi food stores.

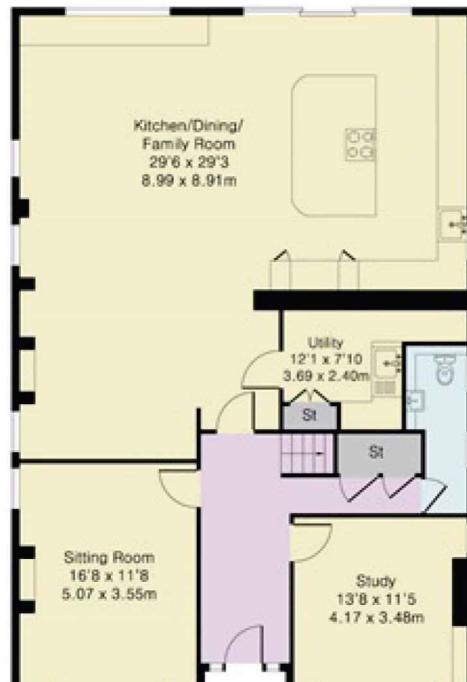
The property is ideally located for rail and road connections with access to the A34 and Oxford Parkway with services to London Marylebone. Oxford provides a range of both state and independent schools including Matthew Arnold, The Dragon, St. Edwards, Wychwood and Magdalen College.



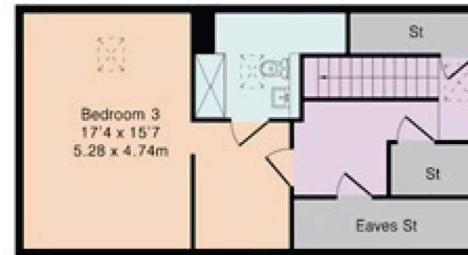
Approximate Gross Internal Area 3006 sq ft – 279 sq m  
 Ground Floor Area 1317 sq ft – 122 sq m  
 First Floor Area 859 sq ft – 80 sq m  
 Second Floor Area 422 sq ft – 39 sq m  
 Garage Area 408 sq ft – 38 sq m



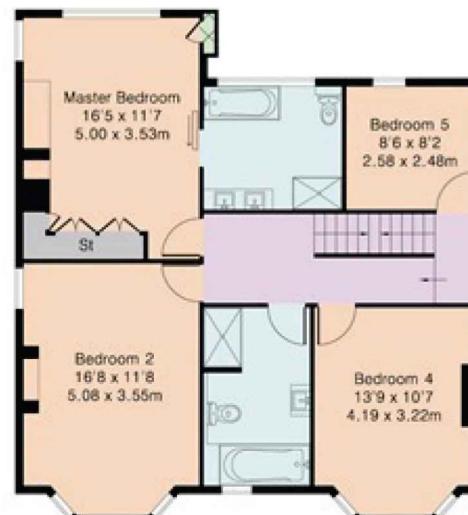
Garage



Ground Floor



Second Floor



First Floor

HOLYFIELD HOUSE, I WALTON WELL ROAD,  
 OXFORD, OX2 6ED

**THOMAS  
 MERRIFIELD**  
 SALES LETTINGS

**t. 01865 515000**

**e. oxford@thomasmerrifield.co.uk**

**w. thomasmerrifield.co.uk**

**IMPORTANT NOTICE** Thomas Merrifield, their clients and any joint agents give notice that:

I. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.