



# Cumnor Hill

Oxford

# Cumnor Hill

Oxford

Wonderful single-story family home finished to a high standard with south facing landscaped garden, separate studio and off-street parking tucked away off the main road at the bottom of Cumnor Hill close to transport links and shops.

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms | Separate studio



**Knight Frank Oxford**  
274 Banbury Road, Summertown  
Oxford, OX2 7DY

01865 790077  
oliver.saxton@knightfrank.com

**knightfrank.co.uk**





## Description

Modernised throughout by the current owners this light and spacious home comprises four double bedrooms (the principle bedroom has built in storage and ensuite), reception room with vaulted ceiling, family bathroom and south facing open plan kitchen/dining/family room with double doors opening onto the garden. There are landscaped gardens to the front and rear of the property and ample parking for several vehicles. There is a separate detached triple glazed studio with kitchenette, W/C and garden roof. The current owners have also added a large storage area to the side of the property.

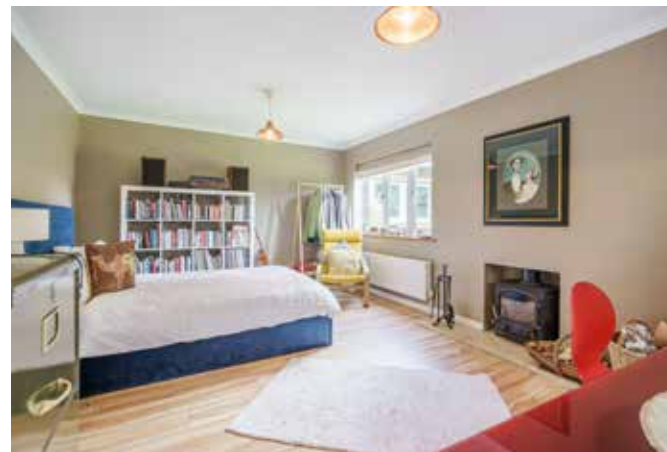
## Situation

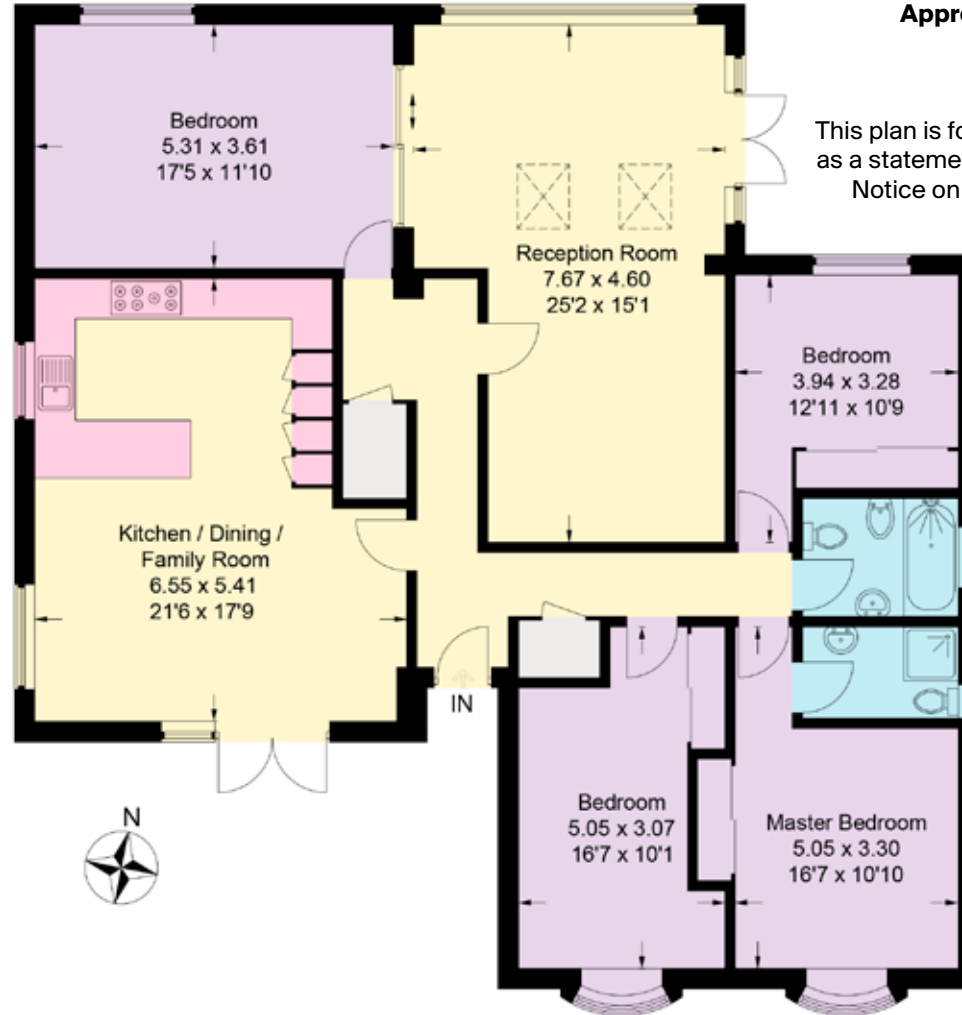
Cumnor Hill is set on the Western edge of Oxford and is considered one of the city's most prestigious addresses and is circa two miles from the City Centre. The hill is flanked by mature woodland which provides an almost rural backdrop to the area and one which is home also to a good deal of wildlife. The perfect combination of suburban life with the exciting urban culture of Oxford's city centre.

To the bottom of Cumnor Hill is the recently built Westway which is a modern and fashionable new development with public piazza, shopping centre restaurants and cafés. The area is also well served by an array of facilities including a doctor's surgery, Sports Centre, dental surgeries, library, bank and Waitrose store.

As well as being close to Oxford, Cumnor Hill is well positioned for communications to London, Heathrow (via the A34 ring road/M40) and the national motorway network. Oxford station is only circa two miles away, with a service to London Paddington in c. 52 minutes.

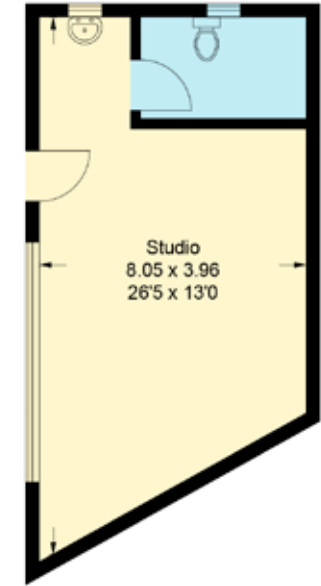
There is a wide range of highly regarded private and state schools and within reach including The Dragon, Oxford High, Magdalen College, St Edwards, Headington, Matthew Arnold, Abingdon, Radley College, New College, The Manor, Chandlings Manor, St Helen and St Catherine's and Cothill.





**Approximate Gross Internal Floor Area:**  
**150.8 sq m / 1623 sq ft**  
**Studio: 27.4 sq m / 295 sq ft**  
**Total: 178.2 sq m / 1918 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



(Not Shown In Actual Location / Orientation)

## Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings etc., are specifically excluded but may be made available by separate negotiation.

## EPC Rating

Band D

## Local Authority

Vale of White Horse.

## Viewing

Viewing by prior appointment only with the agents.



**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.