



Kimmeridge Road, Cumnor, Oxford OX2



Immaculate double fronted family home situated in a sought-after development on Cumnor Hill with the added attraction of a detached garage and off street parking.

Spacious and well-appointed contemporary accommodation arranged over three floors. The ground floor comprises a double aspect living room, w/c and open plan kitchen/diner with access to the garden. On the first floor, there are two double bedrooms, a family bathroom and a single bedroom. The entire second floor is taken by a wonderful master bedroom with built-in wardrobes and an en suite bathroom with a separate shower and bath.

To the side of the property is a detached garage with room for off street parking in front. The garage can be accessed via the garden. The well-presented walled rear garden is mainly laid to lawn with a patio area.



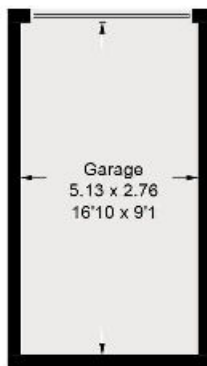


Cumnor Hill is a sought-after residential area famous for its wooded rural setting, just two miles from the centre of Oxford and well served by communications with access to the A34 and Oxford ring road, connecting to the M4 and M40 motorways. The regional centres of Newbury and Swindon are within easy reach.

Cumnor Hill has bus pickup points to all the major independent schools in Central North Oxford as well as Abingdon, Cothill and Cokethorpe. Sporting and leisure facilities include the Nuffield Health Club, golf at Hinksey Heights, Frilford Heath and the Farmoor Reservoir. The new Westway Centre at the bottom of the hill provides 51,000sqft of restaurant and retail space.

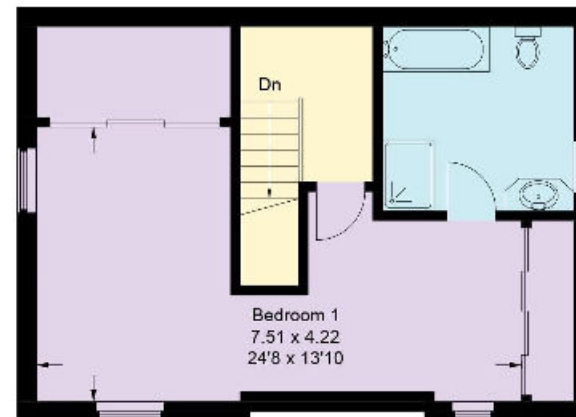
Rail services from Oxford main station to London Paddington in c. 52 minutes and from Oxford Parkway to London Marylebone in c. 55 minutes. (All times and distances are approximate.)



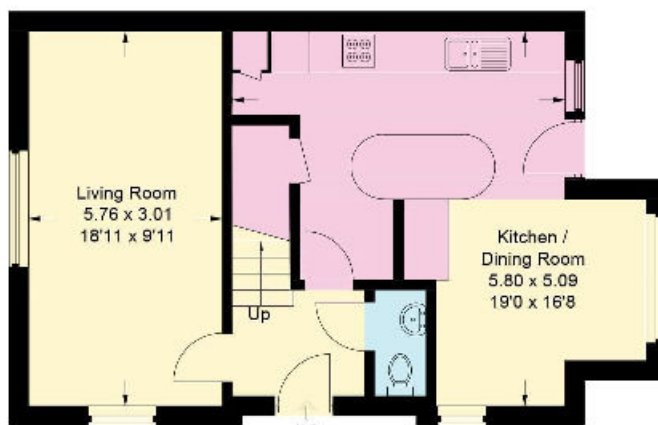


(Not Shown In Actual Location / Orientation)

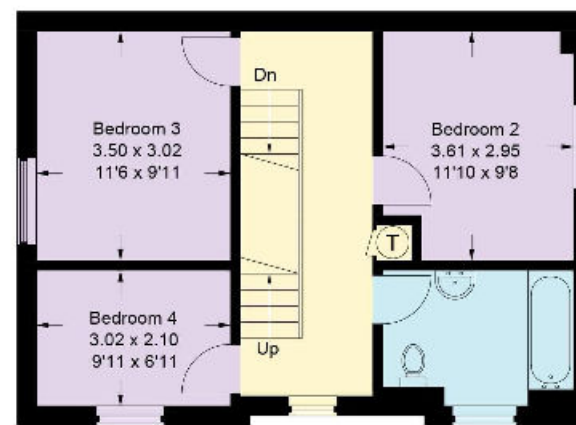
Approximate Gross Internal Area
 Ground Floor = 51.0 sq m / 549 sq ft
 First Floor = 47.6 sq m / 512 sq ft
 Second Floor = 47.7 sq m / 513 sq ft
 Garage = 14.2 sq m / 153 sq ft
 Total = 160.5 sq m / 1,727 sq ft



Second Floor



Ground Floor



First Floor



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 Oxford Sales
 274 Banbury Road
 Oxford
 OX2 7DY
knightfrank.co.uk

Oliver Saxton
 01865 989879
oliver.saxton@knightfrank.com



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.
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