



Cumnor Hill, Oxford





Cumnor Hill

A substantial house in large mature gardens of 1.28 acres.



Guide price: £1,600,000

Tenure: Available freehold

Local authority: Vale of White Horse

Council tax band: G





The property lies on Cumnor Hill, close to the city centre and all the shopping amenities at Westway Shopping Centre. It occupies a large plot, and the house has many features of the period, including wood panelling, wooden stripped floors, an open fireplace and bay windows. All the rooms enjoy good natural light and are of a good size, with several overlooking the garden. The house would benefit from modernisation but offers an increasingly rare opportunity to acquire a house in large grounds close to the city centre.

The gardens are most attractive and are mostly laid to lawn with a number of fine trees, including tulip, weeping beech, blue cedar and a number of fruit trees. Immediately to the rear of the house is a large terrace with steps onto the lawn. To the front is a large gravelled parking area and there is an ornamental pond with a hard tennis court in need of repair. The property offers development potential, subject to the necessary consent. In all the plot extends to 1.28 acres.







Cumnor Hill is a sought after residential area famous for its wooded rural setting, just 2 miles from the centre of Oxford. Cumnor Hill is well served by communications with access to the A34 and Oxford ring road, connecting to the M4 and M40 motorways, with the regional centres of Newbury and Swindon also within easy reach.

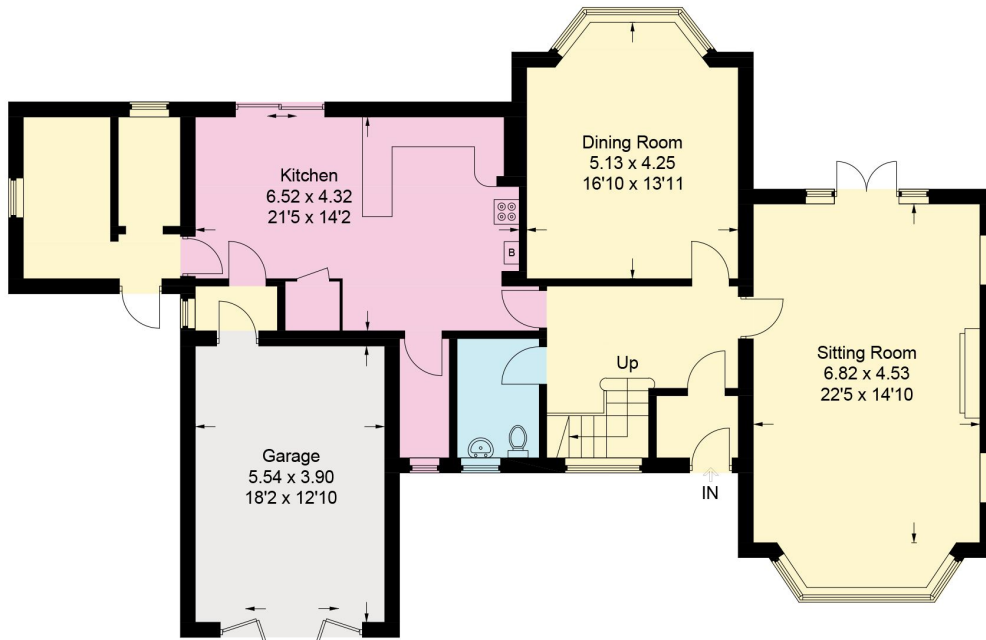
Rail services from Oxford main station to London Paddington in 52 minutes and from Oxford Parkway to London Marylebone in 65 minutes.

Cumnor Hill has bus pickup points to all the major independent schools in Central North Oxford and Abingdon, Cothill and Cokethorpe. Sporting and leisure facilities include the Nuffield Health Club in Oxford, golf at Hinksey Heights, Frilford Heath and watersports on the Farmoor Reservoir.

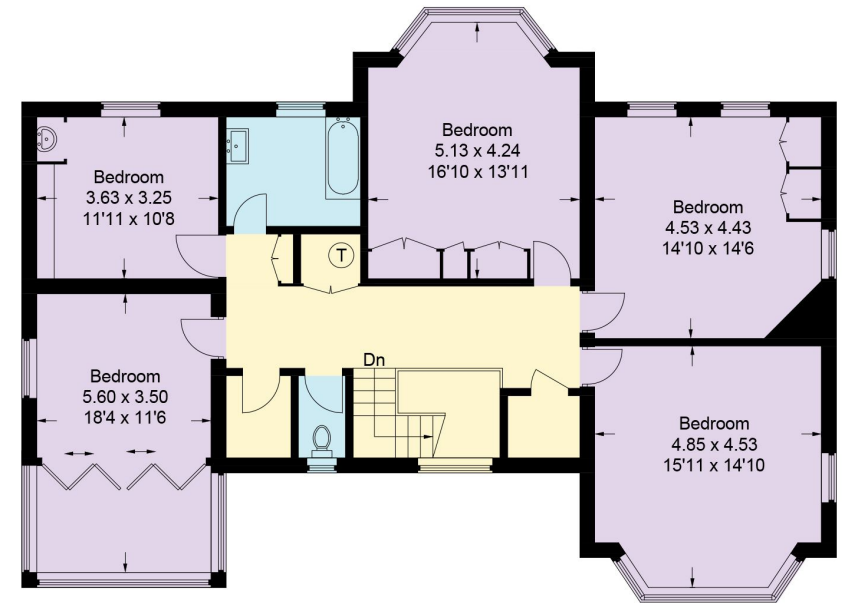




Approximate Gross Internal Area
 Ground Floor = 141.1 sq m / 1,519 sq ft
 First Floor = 132.8 sq m / 1,429 sq ft
 Total = 273.9 sq m / 2,948 sq ft
 (Including Garage)



Ground Floor



First Floor

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

I would be delighted to tell you more
William Kirkland
 01865 264865
william.kirkland@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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