



84 Appleton Road
Cumnor, Oxford

A fantastic opportunity to acquire a generous plot within the delightful village of Cumnor, occupied by a three-bedroom bungalow with planning permission for a contemporary detached house.

The generously proportioned bungalow is set within mature gardens, with fabulous scope to create a stunning two-storey home with planning permission valid until September 2026. The setting, at the heart of the village, is ideal for family life, being close to a wide range of amenities and next door to the village sports pitch, bordering a conservation area.



4 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



GARDEN ROOM, BARN, SHED



0.4 ACRE PLOT



FREEHOLD



VILLAGE



2,027 SQ FT



**GUIDE PRICE
£1,050,000**



The property

The current 1950s property is a good size and arranged over a single storey, with the living accommodation and bedrooms separate from each other. There are three reception rooms and a conservatory at the rear, a spacious kitchen with roof lights providing good natural light, and a cloakroom with WC. On the opposite side of the house there is a principal bedroom with en suite shower room, two further spacious double bedrooms and a family bath/shower room. The bungalow has been well maintained and is well presented internally, with some areas requiring modernisation. The planning permission (see P23/VI939/FUL) offers potential to demolish the existing property and build a stylish and contemporary new home in the footprint of the existing house; the proposed new property is designed over two floors and has four reception rooms, a home gym, sizeable kitchen with adjoining utility room and wine store, and upstairs five generous bedrooms including four with en suite facilities. The proposed design, of a mix of render and brick – both new and repurposed – blends well with the rest of the village and has a fresh, modern feel.



Outside

The spacious plot of about 0.4 of an acre is enclosed by mature trees and well screened from the road and surrounding houses – many of these are retained in the proposed plans, with provision for additional planting. The current house is approached over a gravel driveway, with parking to the front and side of the house. The driveway leads alongside the property to a detached barn and shed. To the rear, the garden extends to some 37 metres and is attractively landscaped with a large lawn enclosed by mature trees and hedging, and bordered by flowerbeds.

Planning permission proposes a new double carport and storage area.

Location

Cumnor is a pleasant village situated approximately four miles west of Oxford city centre and to the west of the A420 providing excellent commuting links to Oxford, Abingdon and Swindon. The village has a number of useful day-to-day amenities, including a village store, butcher, primary school, two churches, two public houses, a thriving cricket club and a village hall. There are further amenities on Cumnor Hill, a popular road leading into the city centre, and within the city itself, including the Westgate shopping centre. Road links are excellent, with easy access to the A34 and Oxford Ring Road, connecting to the M4 and M40 motorways. Cumnor is conveniently located for a range of excellent schools including Abingdon, Cothill and Cokethorpe, the well-regarded Oxford schools, including The Cherwell School (rated 'Outstanding' by Ofsted), Magdalen College School, Headington, The Dragon, Radley, St Edward's and Summerfields. Sporting and leisure facilities include a Nuffield Health Club, golf at Hinksey Heights and Frilford Heath, and sailing on the Farmoor Reservoir.



Distances

- Oxford City Centre 4.5 miles
- Abingdon 5.8 miles
- Witney 11.5 miles
- Banbury 29.7 miles

Nearby Stations

- Oxford 4.1 miles
- Oxford Parkway 7.4 miles

Key Locations

- Soho Farmhouse 21.6 miles
- Estelle Manor 9.3 miles
- Daylesford 27.9 miles

Nearby Schools

- Cumnor Old School 0.4 miles
- Cothill House 4.4 miles
- Abingdon School 6.4 miles
- St Edward's 8.2 miles
- Cokethorpe School 9.9 miles





Approximate Floor Area = 188.3 sq m / 2027 sq ft
 Outbuildings = 26.8 sq m / 288 sq ft (Excluding Shed)
 Total = 215.1 sq m / 2315 sq ft



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #91094

Floorplans

Main House internal area 2,027 sq ft (188.3 sq m)

Outbuildings internal area 288 sq ft (26.8 sq m)

For identification purposes only.

Directions

Post Code OX2 9QH

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General

Tenure: Freehold

Local Authority: Vale of White Horse District Council

Mobile and Broadband checker: Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Services: All mains services are connected

Council Tax: Band F

EPC Rating: D

Planning: Valid until September 2026. Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

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