

Cumnor Hill,
Oxford



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4,255 sq ft (395.3sq m) | Six bedrooms
Four reception rooms | Private driveway
Wraparound gardens | Quadruple garage with first
floor annexe | Freehold | Residential

Guide price £1,900,000

A superb, detached house with six bedrooms and a self-contained one-bedroom annexe, set within wraparound grounds in a sought-after residential area, offering spacious and versatile family living.

This handsome detached home was built in 2015 and is set within wonderfully private grounds, discreetly tucked behind Cumnor Hill. Bright contemporary interiors are arranged over three floors, offering versatile accommodation ideally suited to modern family living. The house opens via a covered porch into a welcoming entrance hall, featuring smart porcelain flooring and a bespoke timber staircase rising to the upper floors. Generous reception spaces include a triple-aspect reception room, centred around an elegant fireplace and providing a comfortable setting for relaxing and entertaining. Two further versatile rooms offer excellent family space, with French doors opening into the modern kitchen/dining room and one also leading directly onto the garden.

The kitchen/dining room forms the heart of the home and is a particular highlight. Bespoke cabinetry in pale sage hues is complemented by granite worktops and upstands, while a stylish curved island provides additional preparation space and space for informal seating. Beautifully appointed and highly practical, the kitchen features a double ceramic sink and a comprehensive range of integrated appliances, including an induction hob, three ovens and a wine fridge. There is ample space for dining, with French doors opening to the gardens, while a conveniently positioned utility room provides space for laundry appliances and storage, with direct access outside. An office and cloakroom complete this floor.

The first floor is arranged around a galleried landing with feature lighting. The principal bedroom suite benefits from ample built-in storage and a sleek en suite shower room. There is a further en suite double bedroom, while two further double bedrooms with built-in storage and a smaller bedroom are served by a family bathroom. The second floor provides a double bedroom accessed via a reception area on the galleried landing, with a plant room tucked discreetly to one end. Lofty ceilings extend into the roof space, while an en suite shower room makes this an ideal guest suite.



The property is approached via a block-paved driveway with an electric gated entrance, opening onto a generous parking area. The house is particularly attractive, with characterful brickwork beneath a slate roof, complemented by attractive timber detailing and render to the rear upper elevation. To one side, a quadruple garage provides excellent secure parking and storage, with the self-contained annexe positioned above. It features an open-plan living area with a sleek contemporary fitted kitchen, a spacious bedroom and an en suite shower room, offering excellent flexibility for extended family, guests or independent living.

The grounds are fully enclosed, creating a private and secure setting, with characterful walls to the front and fencing and hedging to the sides and rear, framed by mature trees. The gardens wrap around the house and are designed with family life in mind. Mainly laid to low-maintenance artificial lawn, they are bordered by raised beds and fencing. A covered pergola provides a sheltered setting for al fresco dining or relaxing outdoors, while the generous lawned areas offer plenty of space for children to play and for entertaining.

Location

Cumnor Hill is a highly sought-after residential area to the west of Oxford, approximately six miles by road from the city centre. Nearby Botley provides a good range of everyday amenities, including shops, cafés, restaurants and services, while the village of Cumnor, further along the hill, has a parish church, primary school, post office and general store, and two public houses.

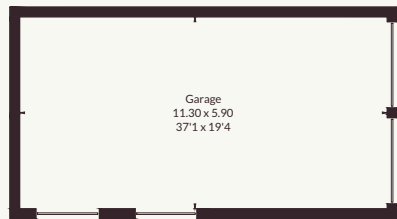
The area has good access to the A34, providing convenient connections to the M4 and M40, while regular bus services provide access into Oxford. Oxford railway station is approximately 2.5 miles away by road, with regular services to London Paddington, while Oxford Parkway, around six miles away, provides services to London Marylebone. There is an excellent choice of schools in Oxford and the surrounding area, including a number of highly regarded independent schools. The surrounding countryside and extensive network of footpaths also provide opportunities for walking and recreation.

General

Local Authority: Vale of White Horse District Council
Services: Mains electricity , drainage and water. Gas-fired central heating
Council Tax: Band G
EPC Rating: TBC
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



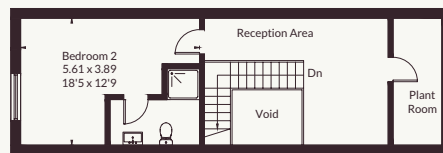
Approximate Floor Area = 287.8 sq m / 3098 sq ft (Excluding Voids)
Garage = 66.7 sq m / 718 sq ft
Annexe First Floor = 40.8 sq m / 439 sq ft
Total = 395.3 sq m / 4255 sq ft



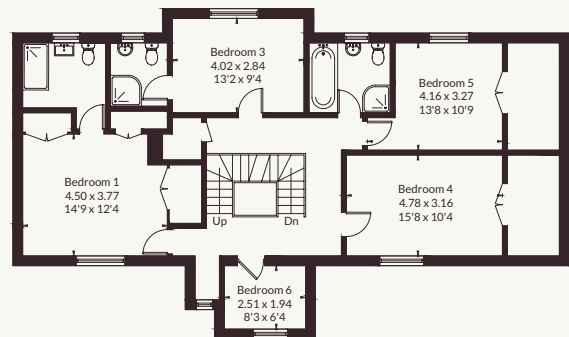
(Not Shown In Actual Location / Orientation)



Annexe First Floor



Second Floor



First Floor

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