



13 Delamare Way
Oxford

A spacious family home tucked away on a quiet cul de sac off Cumnor Hill, featuring parking, a garage and a pretty garden.

The well-presented home has been in the same ownership for more than 20 years and has been improved over the years, including extending the kitchen and adding a conservatory. The setting is well located for families, with great access to schools and transport links.



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



GARAGE



GARDEN



FREEHOLD



RESIDENTIAL



1,987 SQ FT



**GUIDE PRICE
£899,950**



The property

Attractively presented inside and out, the house blends modern design with vibrant décor details, including a pretty tiled fireplace in the main reception room. In addition to the spacious living room there is a formal dining room and a separate light-filled conservatory, which are all linked by double doors: the resulting open layout is perfect for entertaining, and there is in turn excellent access to the garden. Separately, the bright and modern kitchen has good storage, a central island which also doubles as a breakfast bar and space for appliances including a range cooker. Adjoining the kitchen there's a utility room with space for laundry machines and internal access to the integral garage, which presents an opportunity for conversion (subject to permissions). Upstairs, the principal bedroom at the rear of the house has an en suite shower room, while the three remaining double bedrooms share a family bath and shower room.



Outside

The house is nestled within a small cul de sac of just five houses off Delamare Way, with a driveway to the front providing space for two cars in front of the attached garage. Pretty gardens to the front and rear are stocked with a variety of herbaceous shrubs and border plants, while the rear garden is enclosed by high hedges and fencing for privacy. A spacious terrace at the back of the house has a covered pergola area and leads up to an area of lawn surrounded by flowerbeds. There is a further seating area at the end of the garden, under an attractive silver birch tree.

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 Hieghts and Frilford Heath, and sailing on the Farmoor Reservoir.



Distances

- Oxford City Centre 2.9 miles
- Abingdon 6.3 miles
- Witney 10.9 miles
- Banbury 28.8 miles

Nearby Stations

- Oxford 2.3 miles
- Oxford Parkway 6.3 miles

Key Locations

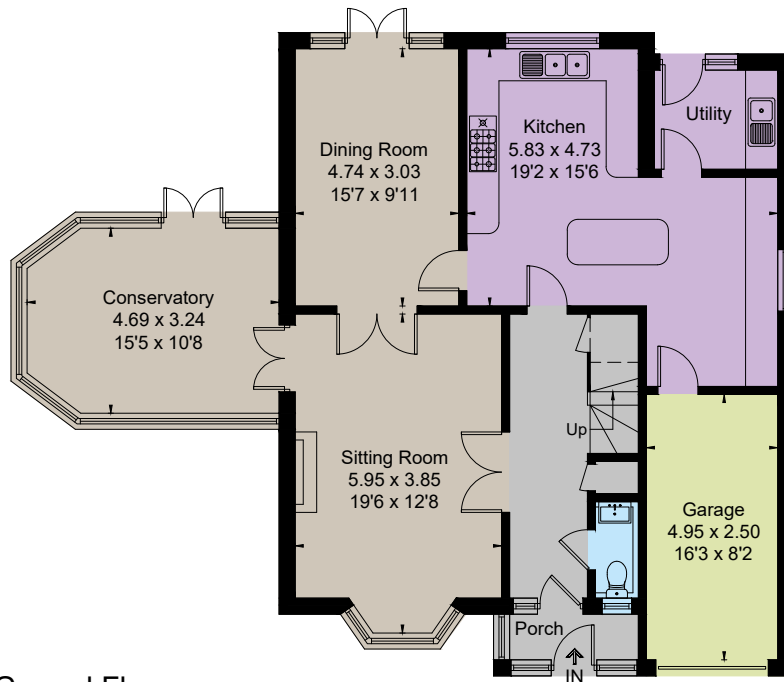
- Soho Farmhouse 20.8 miles
- Estelle Manor 10 miles
- Daylesford 28 miles

Nearby Schools

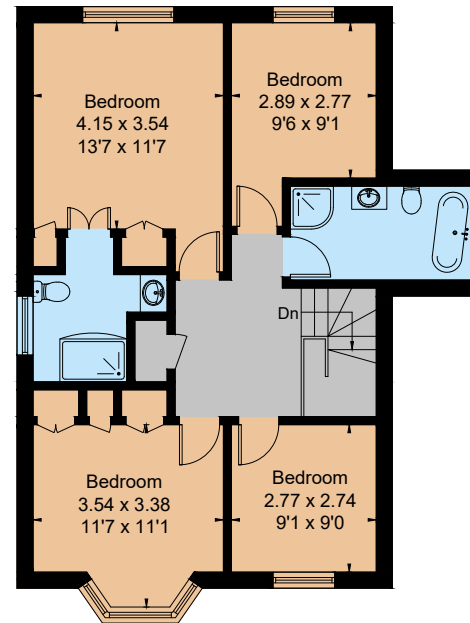
- Matthew Arnold School 0.6 miles
- Cumnor Old School 1.4 miles
- Cothill House 4.9 miles
- Abingdon School 6.5 miles
- St Edward's 6.2 miles
- Cokethorpe School 10.6 miles



Approximate Floor Area = 184.6 sq m / 1987 sq ft (Including Garage)



Ground Floor



First 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 #95352



Floorplans

Main House internal area 1,987 sq ft (184.6 sq m)
For identification purposes only.

Directions

Post Code OX2 9HZ

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General

Local Authority: Vale of White Horse District Council

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

Services: TBC

Council Tax: Band G

EPC Rating: D

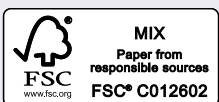
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