



Striking Edwardian family house in mature gardens

21 Cumnor Hill, Oxford, OX2 9EY

Freehold

savills

Hall • 3 reception rooms • family room/playroom
• kitchen/breakfast room and utility • cloakroom • cellar
• 5 bedrooms • 2 en-suite shower rooms & family
bathroom • driveway • gardens • double garaging

Local Information

Lying on a corner position on the lower slopes of Cumnor Hill, which is a sought after area of Oxford, two miles west of the city centre, and with good access to the popular schools in Oxford and Abingdon. Communications by rail are excellent, with services from either Oxford, Oxford Parkway or Didcot. For local facilities, nearby Botley has a new, thriving shopping centre.

Direction

From Oxford city centre proceed west along Botley Road and on to Cumnor Hill. The property will be found after a distance on the left hand side, on the corner of Cumnor Hill and Cumnor Rise Road.

About this property

This striking detached period house has well proportioned accommodation of character and, with a practical layout of 3401 sq ft arranged over two floors, it is ideally configured for families and for multi generational living. There are three separate reception rooms, and the useful family room/playroom has its own separate access and staircase to a bedroom above, providing flexibility as an annexe or for guest or teenage accommodation. The large, welcoming kitchen and breakfast room is particularly light and, with doors opening

to the terrace, is great for entertaining and family gatherings. On the first floor, leading off the galleried landing, are five good bedrooms, a bathroom and two- en-suite shower rooms. The house sits in the middle of its gardens, which are laid to lawn, interspersed with mature trees, well stocked plant and shrub borders, and with attractive terraces on three sides of the house. There is a detached garage, ample parking and a practical, dual access driveway.

Services

Mains services. Gas heating.

Local Authority

Vale of White Horse District Council

Tenure

Freehold

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.

Brochure prepared and photographs taken January 2022.





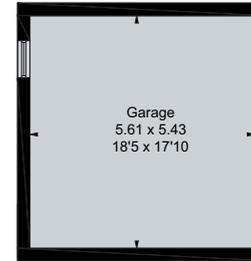
21 Cumnor Hill, Oxford, OX2 9EY
Approximate Area 303.8 sq m / 3270 sq ft
Garage 30.5 sq m / 328 sq ft
Total 334.3 sq m / 3598 sq ft

Ronnie van der Ploeg
 Savills Summertown, Oxford
01865 339 705
 summertown@savills.com

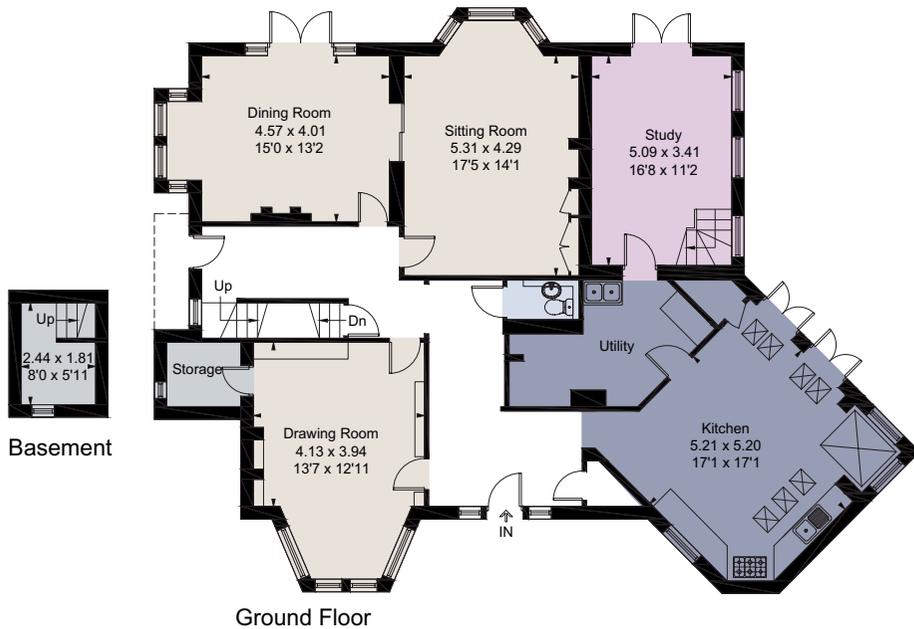


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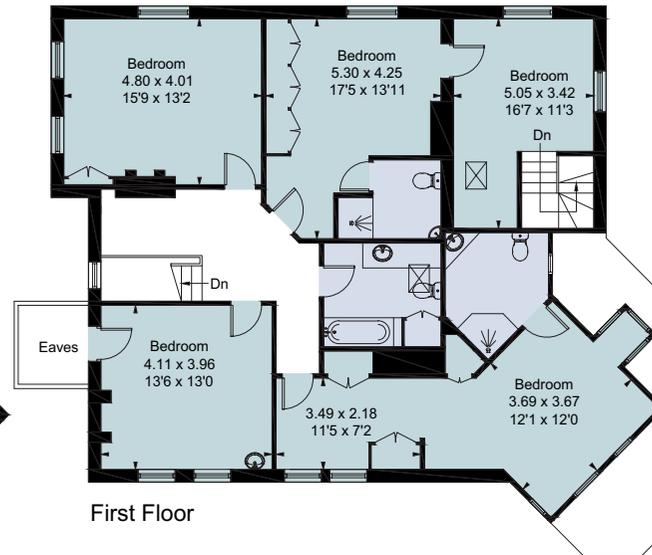


(Not Shown In Actual Location / Orientation)



Basement

Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For identification only. Not to scale. © 220131RVDP

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