



**EXISTING SUBSTANTIAL HOUSE WITH A SEPARATE DETACHED ANNEXE AND
THE BENEFIT OF FULL PLANNING PERMISSION FOR 2 REPLACEMENT DWELLINGS**

45 & 45A CUMNOR HILL,
OXFORD, OX2 9EY

savills

LOCATED IN AN ELEVATED POSITION IN HIGHLY DESIRABLE CUMNOR HILL, OXFORD

45 & 45A CUMNOR HILL,
OXFORD, OX2 9EY

Existing accommodation: Entrance porch ♦ entrance hall
♦ 3 separate living rooms ♦ study ♦ kitchen ♦ breakfast room
♦ utility room ♦ cloakroom ♦ master bedroom suite with
generous en suite facilities ♦ 4 further bedrooms ♦ family
bathroom

Existing accommodation with annexe: Double garage with
adjacent gym/store/workroom and a 1 bedroom apartment
above

Outside: Mature gardens approaching 1 acre in size

Agents Note: Two planning permissions exist for complete
redevelopment of the site. This involves demolition of the
existing house and annexe and building 2 new substantial
detached houses.

Situation

Cumnor Hill is a sought after residential area in Oxford, approximately 2 miles to the west of the historic city centre. Easy access into the centre and Oxford mainline railway station is via Botley and there is also good access to a number of main arterial roads (the Oxford ring road, the A34 and the A420 which also connects with the A40/M40 and M4). Nearby Westway shopping centre is being comprehensively redeveloped and improved and Oxford itself offers a comprehensive selection of shopping, recreational, sporting, leisure and educational facilities.

Directions

From Savills Summertown office either proceed into the centre of Oxford and then take the Botley Road westwards which in turn leads to Cumnor Hill or alternative proceed northwards along the Banbury Road and turn left into Sunderland Avenue and at the Woodstock Road roundabout take the A44 initially and then proceed south on the A34 and turn off at Botley. At the traffic lights by Seacourt Town turn right and continue past the Westway shopping centre and up Cumnor Hill. Number 45 & 45A will be seen after a distance on the left hand side.



Description

Currently number 45 Cumnor Hill comprises a very substantial detached individual 5 bedroom house set well back from the road approached by its own long private driveway. The accommodation offers is presented in excellent order, is light and airy and benefits from gas central heating and double glazing. The main house enjoys an elevated position and has an attractive raised terrace to the front overlooking its gardens. To the rear of the house is ample parking for numerous vehicles and set further to the rear of the plot is a separate annexe (known as 45A) comprising a double garage with an adjacent workshop/store and a completely self contained one bedroom flat above.

The house, gardens and grounds are predominantly lawned and private with mature hedging and trees. Floor plans are provided within these particulars showing the approximate size, layout and orientation of the accommodation internally of the existing house and annexe, and the photographs give an indication of the appeal of the property.

Additionally plans are provided within these particulars showing the layout of the 2 new detached houses under the planning permission reference numbers P15/VO524/FUL and P17/VO584/FUL. Prospective purchasers should visit The Vale of White Horse District Council website to familiarise themselves with the details of the planning permissions.

The vendors have comprehensive paperwork which accompanied the planning applications and can be provided to the successful purchasers.

Should prospective buyers wish to develop the site in a different manner (i.e. increased units) they can pursue their own enquiries. The vendors have already commissioned a desktop report concerning site access which may be of interest/assistance in this regard.

Services

All mains services are connected to the existing properties.

Tenure

Freehold with vacant possession on completion.

Local Authority

Vale of White Horse District Council

Energy Performance

EPC rating - D

Viewing

Strictly by appointment with Savills

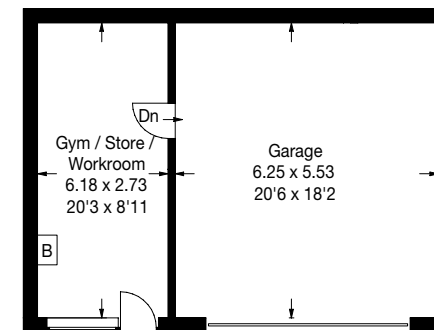
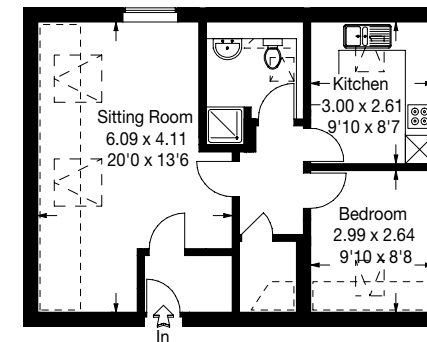
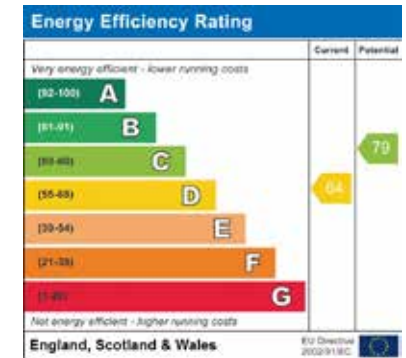
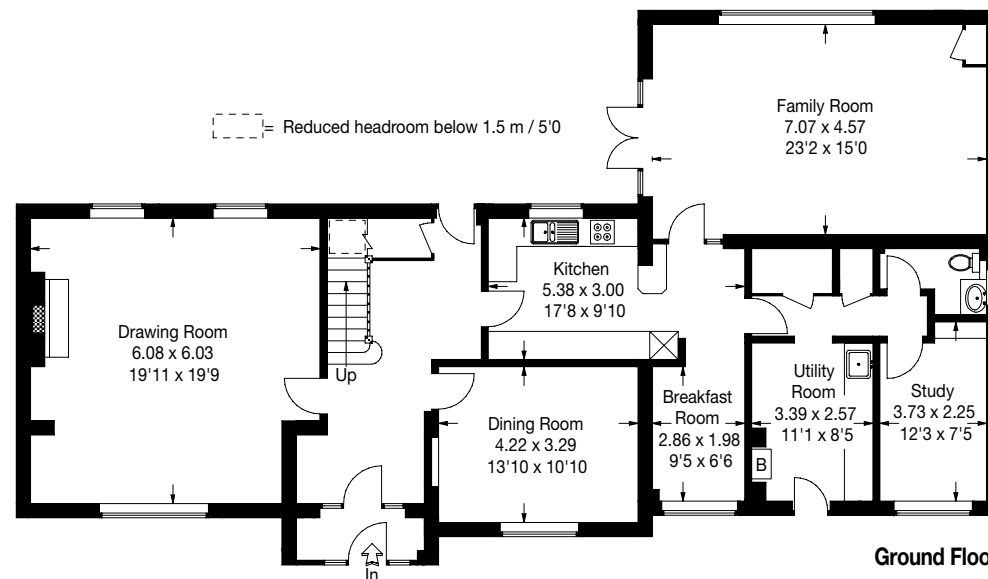
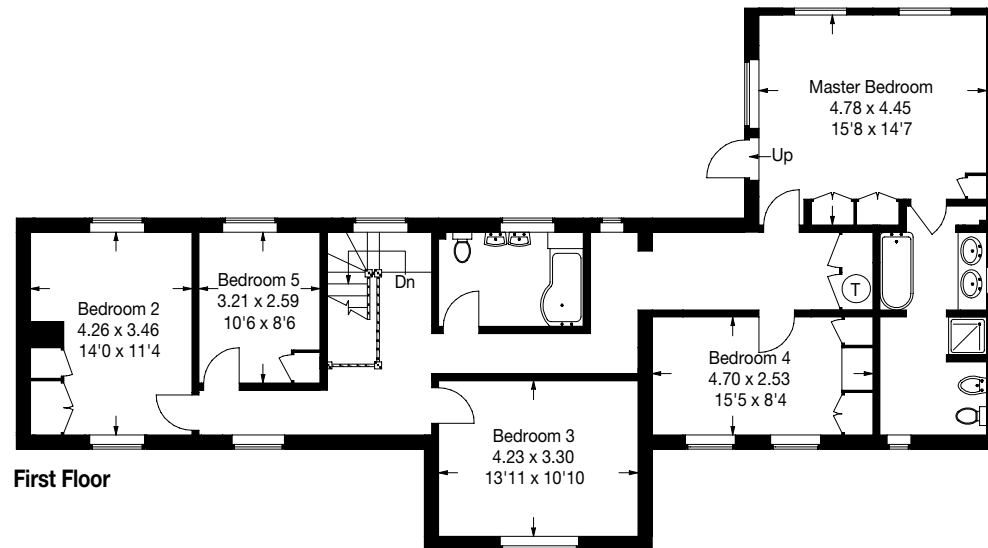


EXISTING HOUSE

Gross internal area (approx) = 247 sq m / 2949 sq ft

Garage / Annexe = 104 sq m / 1119 sq ft

Total = 378 sq m / 4069 sq ft

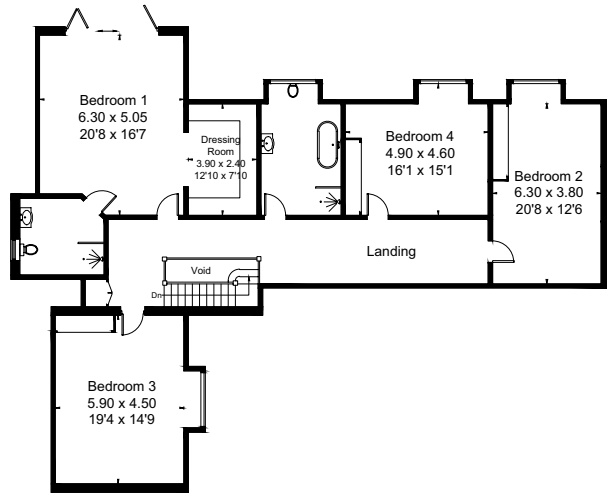


(Not Shown In Actual Location / Orientation)

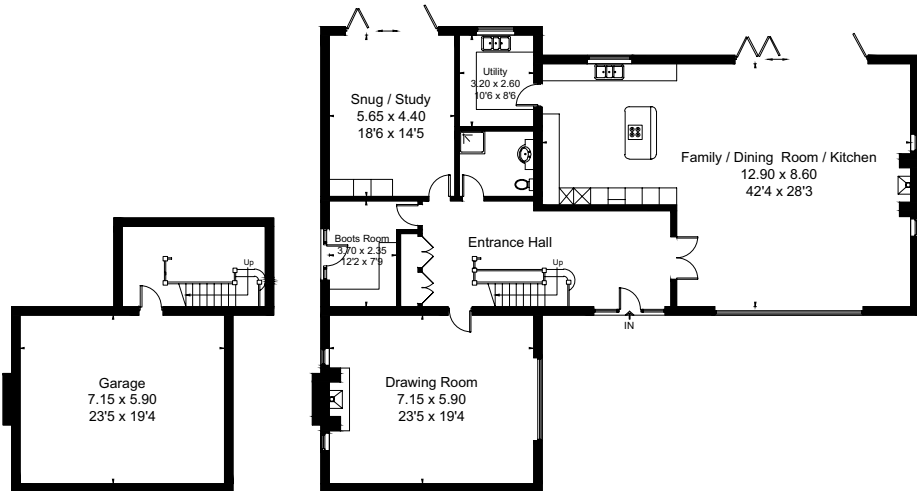
PROPOSED DWELLINGS

45A

Gross Internal Area (approx) = 457.3 sq m / 4922 sq ft (Excluding Void)



45A - First Floor



45A - Basement

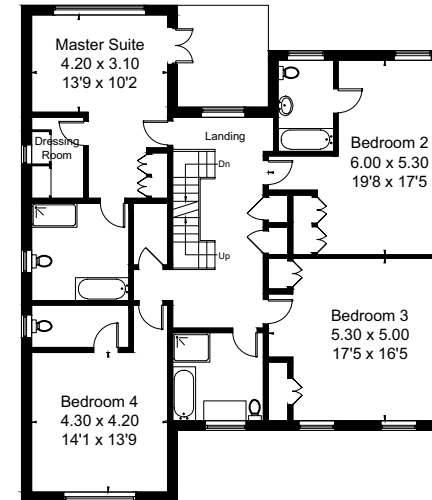
45A - Ground Floor

45

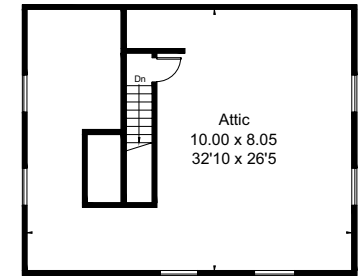
Gross Internal Area (approx) = 387.6 sq m / 4172 sq ft (Including Attic)

Garage = 44.0 sq m / 473 sq ft

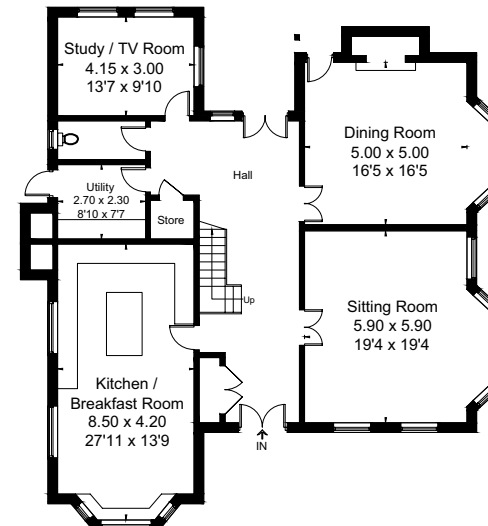
Total = 431.6 sq m / 4645 sq ft



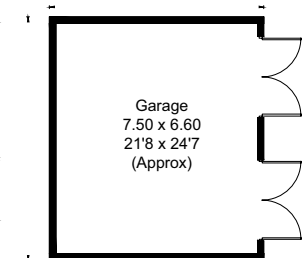
45 - First Floor



Loft



45 - Ground Floor



Garage
(Not Shown In Actual Location / Orientation)



Savills Summertown

256 Banbury Road
Summertown,
Oxford, OX2 7DE
summertown@savills.com

01865 339700

savills.co.uk

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 180511KE