



## ATTRACTIVE FAMILY HOUSE IN ENVIABLE LOCATION

47A HURST LANE, CUMNOR HILL, OXFORD OX2 9PR





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Entrance hall ♦ 2 reception rooms ♦ open plan kitchen/ breakfast/family room ♦ utility room ♦ cloakroom/shower room ♦ 5 bedrooms ♦ 2 bathrooms & 2 shower rooms ♦ parking ♦ garage with workshop ♦ gardens ♦ EPC rating = C

### Situation

Hurst Lane lies off Cumnor Hill, which is located on the outskirts of Oxford, about 2.5 miles west of the city centre, with good access to the A34 leading to both the M4 and M40. Amenities in the village include a primary school, two public houses, village shop, butchers, post office and three churches, as well as a village hall, football and cricket club.

There is an extensive choice of schools, both state and independent, including Cumnor Primary School in the village, and state secondary at Matthew Arnold School (off Cumnor Hill) and Bartholomew School (Eynsham). There is an excellent choice of independent schools, including those in Oxford and Abingdon, which have bus routes which pass along or close to Cumnor Hill.

There is a regular bus service into the city with Oxford bus and railway stations providing regular services to London Paddington and Victoria, and Oxford Parkway station to the north provides a regular train service to London Marylebone.

For those wishing to enjoy the immediate surroundings, there are countryside walks to enjoy along the nearby footpaths and bridleway.

### Directions

From the A34, leave at the Botley interchange and follow signs to Oxford, Botley and Cumnor. Keep in the right hand lane and, at the lights at the Tjunction turn right to Botley and Cumnor Hill. Proceed to the top of Cumnor Hill and turn left into Hurst Lane. The property will be found after a distance on the left hand side.



### Description

Lying in this enviable setting off Cumnor Hill, this is a large, attractive family house which has been extended and significantly enhanced. With around 3300 sq ft arranged over three floors, it provides excellent family living space.

There are five bedrooms, two of which have en suites, together with an additional bathroom and shower room. The centrepiece of the property is undoubtedly the large, stunning open plan kitchen/breakfast room/family room. There are extensive fitted wall and floor units with quality Miele appliances including a steam/combi oven, standard oven, slow cooker/warming drawer, wine cooler, dishwasher, fridge and freezer. With two large roof lanterns and three sets of doors opening onto the patios and garden, it provides the ideal setting for entertaining and family gatherings. There is also a sitting room with separate dining room, a utility/laundry and a useful shower/cloakroom.

The gardens are a particularly attractive feature. A block paved driveway provides parking for several cars and leads to the detached garage, which has a workshop to the rear. To the front is a lawned area with flower and shrub borders, hedging and attractive views. To the rear, two large patio areas lead to the well stocked, carefully laid out garden which is laid to lawn and interspersed with trees, shrubs, roses and flowers.

### Services

Mains services connected. Gas heating. Under floor heating to the kitchen/family room. Solar panels on the garage roof.

Photographs taken October 2017.

### Tenure:

Freehold

### Local Authority:

Vale of White Horse District Council

### Viewing:

Strictly by appointment with Savills



# 47a Hurst Lane, Oxford

Gross Internal Area (approx) = 333.9 sq m / 3594 sq ft

Garage = 40.5 sq m / 436 sq ft

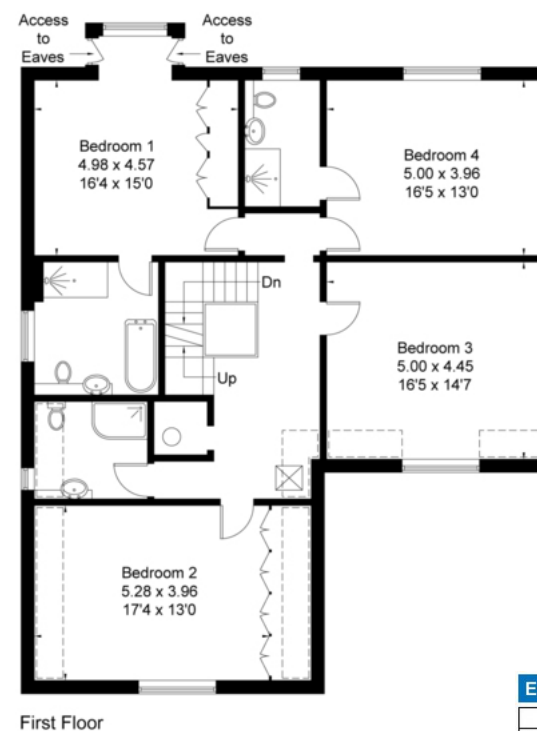
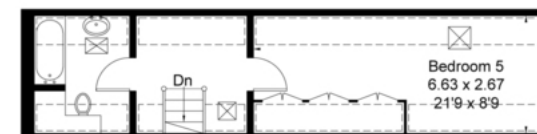
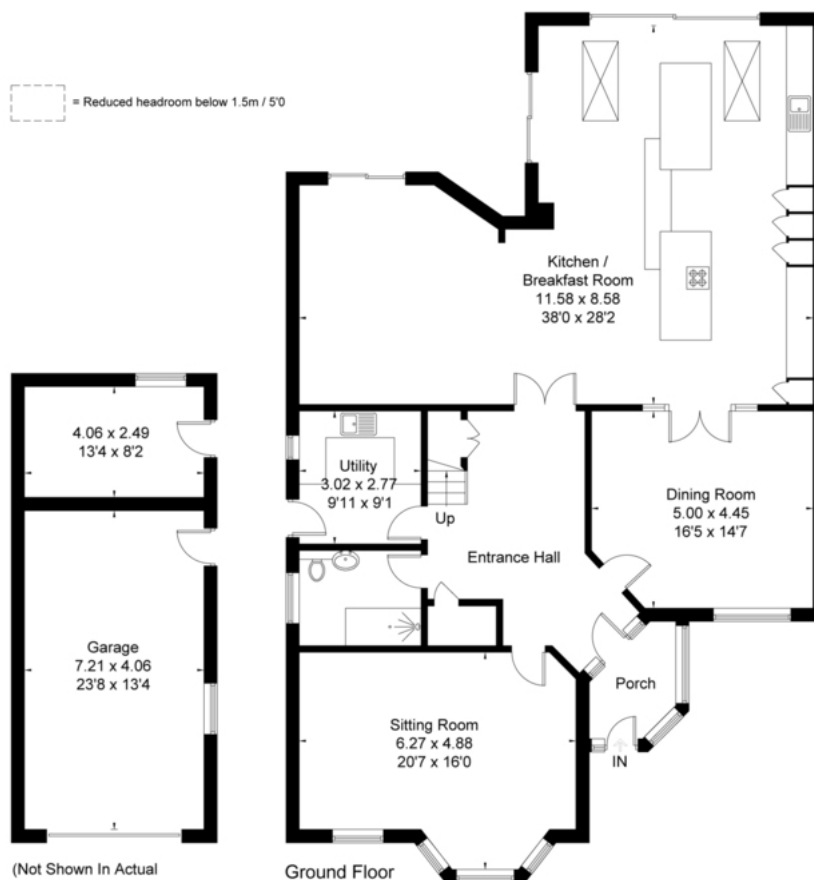
Total = 374.4 sq m / 4030 sq ft

For identification only. Not to scale.

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= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC