



# A comfortable family home

9 Cumnor Hill, Oxford, OX2 9EU

Freehold



Hall • two reception rooms • kitchen & utility room  
• conservatory • three bedrooms • bathroom • garage &  
store room • parking • garden

#### Location

Cumnor Hill is a sought after area to the west of Oxford City centre, with good access to the A34, leading to both the M4 and M40. Good local amenities are found at nearby Botley, including a shopping centre, primary school, and doctors and dentist's surgeries. There is a wide range of schools in Oxford and Abingdon, and communication is excellent, with a regular bus service into the city.

#### Directions

From the A34, leave at the Botley Interchange. At the lights at the T junction, turn right to Botley and Cumnor Hill. Pass the Botley shops on the left hand side and continue on to Cumnor Hill. The property will be found on the left hand side.

#### About this property

This is a nicely proportioned detached house with a practical layout of 1664 sq ft arranged over two floors. On the ground floor, the large sitting room leads through to the dining room, which makes it ideal for family gatherings, and there is also a kitchen, utility room and cloakroom. On the first floor are three bedrooms and the family bathroom. The 21ft principal bedroom has scope for re-modelling, being the size of two double bedrooms.

To the front, there is parking and an attached single garage. The mature back garden has been designed, planted and laid out to ensure minimal maintenance. Additional attractions include a summerhouse and a garden shed.

#### Tenure

Freehold

Mains services connected.  
Oil heating

#### Local Authority

Vale of the White Horse District Council

Brochure prepared and photographs taken August 2020.

#### Energy Performance

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

#### Viewing

Strictly by appointment with Savills.





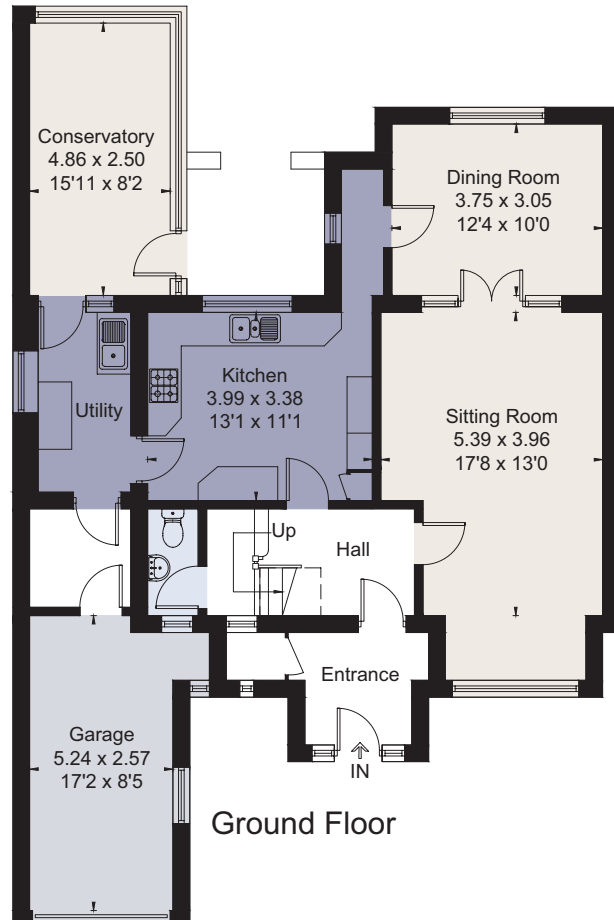
**9 Cumnor Hill, Oxford, OX2 9EU**  
**Approximate Area** 149.4 sq m / 1608 sq ft  
**Garage** 13.7 sq m / 147 sq ft  
**Total** 163.1 sq m / 1755 sq ft  
**Including Limited Use Area** (1.9 sq m / 20 sq ft)



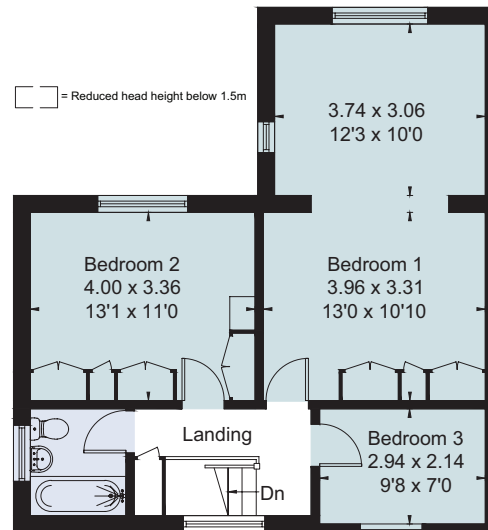
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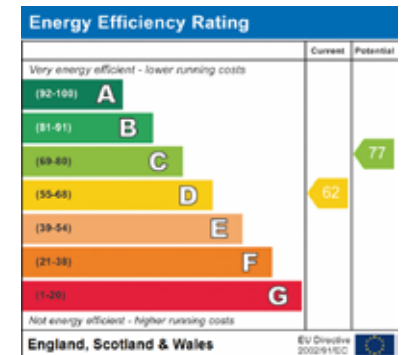
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Ground Floor



First Floor



For identification only. Not to scale. © 200901RVDP

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