



Light and attractive modern family house

Parr House, 215 Cumnor Hill, Oxford, OX2 9RG

Guide Price £1,250,000 Freehold

savills

Entrance hall • 2 reception rooms • kitchen/dining room
• utility & cloakroom • 4/5 bedrooms • 3 en suites • family
bathroom • parking • double garage • garden

Local Information

Tucked away at the end of a cul de sac at the top of Cumnor Hill, which is a sought after area of Oxford, 2 miles west of the city centre, and with good access to the popular schools in Oxford and Abingdon. Communications via rail are excellent, with services from either Oxford, Oxford Parkway or Didcot. For local facilities, nearby Botley has a new, thriving shopping centre and nearby Cumnor Village has a post office/store, butchers and two public houses. For those wishing to enjoy the immediate surroundings, there are nearby countryside walks to enjoy.

Directions

From Oxford city centre, proceed west along Botley Road onto Cumnor Hill. The property will be found on the left, just before the right turning to Cumnor village.

About this property

Built in 2007 by Rectory Homes, this modern detached house is one of six properties set back at the end of a cul de sac. With a light, practical and flexible layout of 2755 sq ft (including garaging) arranged over two floors, it will suit families of all ages. There are four good bedrooms on the first floor, two of which are en suite, and a family bathroom. The centrepiece is the open plan kitchen/dining room with windows on three sides and

folding doors opening to the garden. The welcoming, triple aspect sitting room has folding doors to the garden, and there is a fifth en suite bedroom, making it useful as accessible guest accommodation. There is also a utility room and separate cloakroom.

There is parking for several cars, leading to the double garaging, and gated side access. To the rear, a paved terrace leads to the garden, which is laid to lawn, interspersed with trees, plants and shrubs, and adjacent to fields with views.

Tenure

Freehold

Services

Mains services connected. Gas heating.

Local Authority

Vale of White Horse District Council

Council Tax

Band G

Brochure prepared and photographs taken June 2022.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.
EPC Rating = E

Viewing

Strictly by appointment with Savills.





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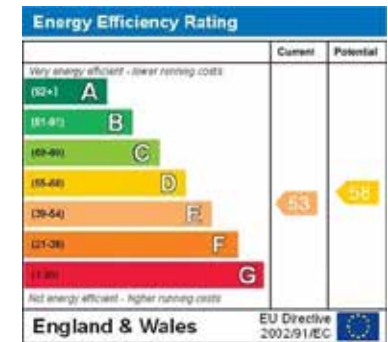
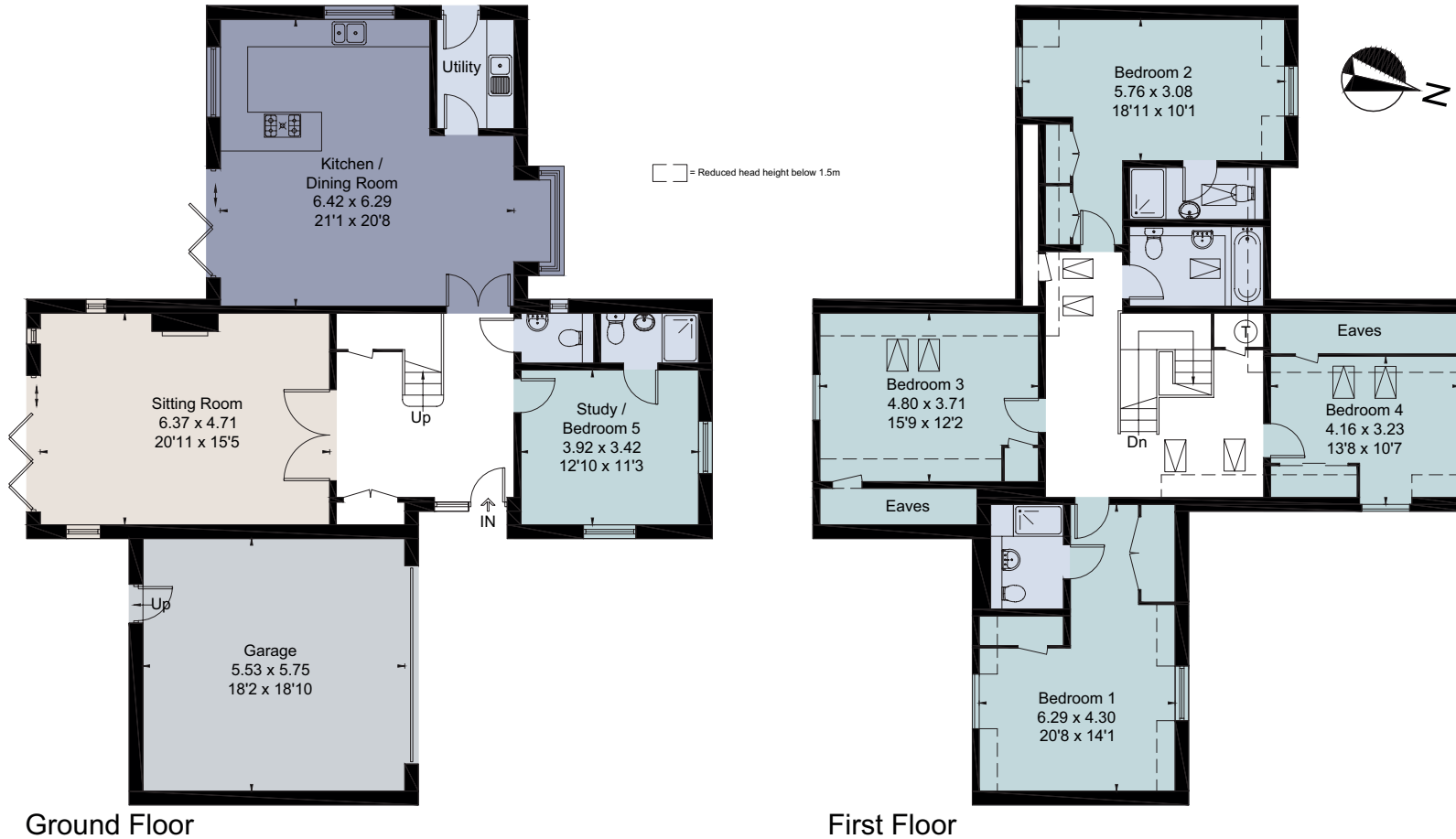
Approximate Area 224 sq m / 2411 sq ft (Excluding Eaves)

Garage 32 sq m / 344 sq ft

Total 256 sq m / 2755 sq ft

Including Limited Use Area (17.5 sq m / 188 sq ft)

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