

148 Cumnor Hill

OXFORD OX2 9PJ

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A four-bedroom semi-detached property situated on the highly desirable Cumnor Hill. The property offers extensive accommodation and significant potential for improvement. Previously arranged to incorporate a ground floor studio apartment and a commercial unit, the property offers excellent potential for refurbishment and reconfiguration into a substantial family home, subject to the necessary consents.

The ground floor comprises an entrance hall, sitting room, dining room, study, additional reception room, and two WCs. On the first floor there are four bedrooms, a kitchen/dining room, and a family bathroom.

Occupying a generous plot, the property benefits from front and rear gardens, an outbuilding offering excellent potential for conversion into a self-contained annexe, home office, or studio, subject to necessary planning consents, and a large driveway providing ample off-road parking.



4



3



1



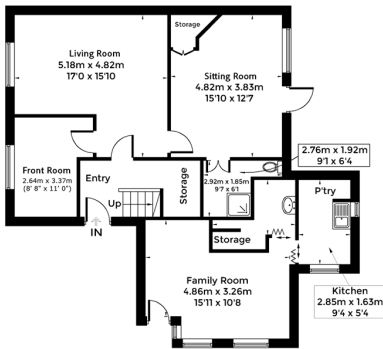
GUIDE PRICE

O.I.E.O: £500,000

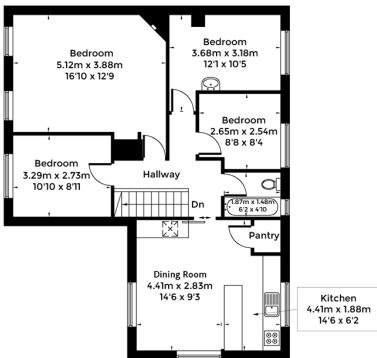




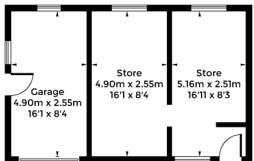
Approximate Gross Internal Area = 168.5 sq m / 1814 sq ft
Outbuilding = 38.7 sq m / 416 sq ft
Total = 207.2 sq m / 2230 sq ft
(Including Garage)



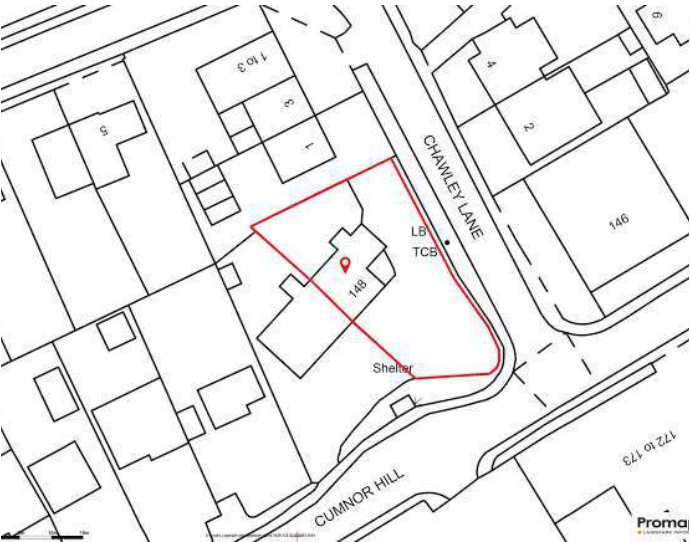
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Council Tax:
Band F - £3722.97

Off-street parking & double garage

Vale of White Horse D.C.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

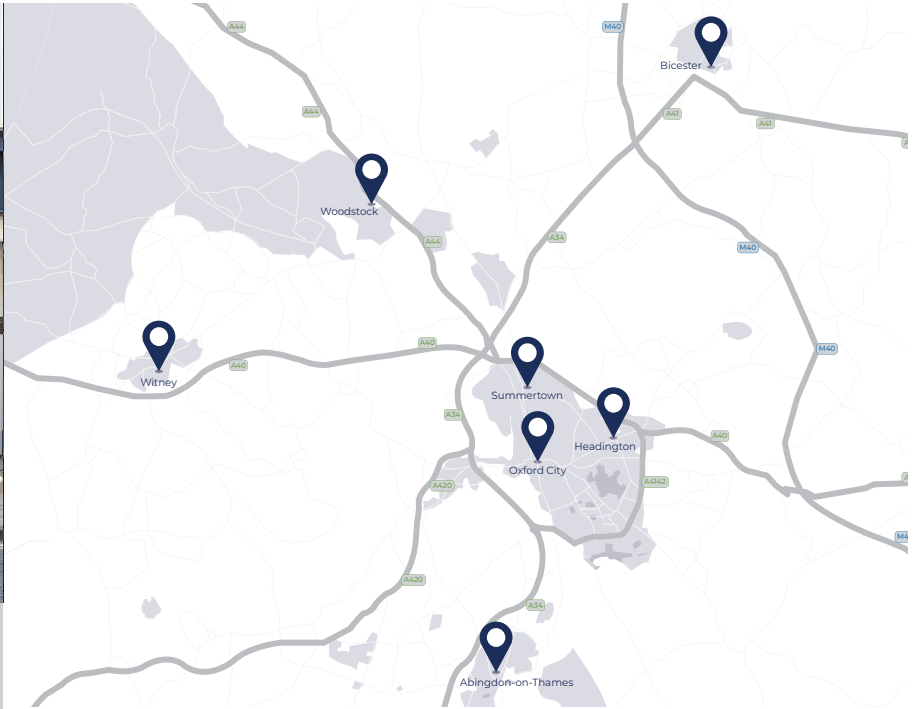
“Property with great potential

Ideally positioned for convenient access to Oxford city centre and Oxford railway station, the property also offers excellent connections to the A420 and A34. A range of local amenities can be found in nearby Botley, including shops, cafés, and restaurants, while a regular bus service to the city centre is available within walking distance. The area is also well served by highly regarded schools, including the popular Matthew Arnold School.



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