



42 Hurst Rise Road

Oxford OX2 9HQ

**PENNY &
SINCLAIR**

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DESCRIPTION

A wonderful detached family home situated on this highly sought after side road, off the Cumnor Hill. The location presents a great feeling of space and a quiet position whilst being just a short walk from the Botley shops and bus stop providing an excellent service to Oxford mainline station and Oxford city centre. The property enjoys a feeling of privacy with a large front garden and generous driveway leading to the garage. The accommodation comprises; entrance porch, dual aspect sitting room with views over the front and rear garden, dining room which could also be a great playroom, kitchen/breakfast room with doors leading to the rear patio, cloakroom and shower room and internal access to the garage which offers a great space for storage. The first floor offers four bedrooms and family bathroom. The rear garden is laid mainly to lawn with a large patio area and great views due to its elevated position.

SITUATION

The property is situated just off Cumnor Hill to the west of Oxford City Centre providing good access to the ring road and Oxford rail station c.1 mile away. The village of Cumnor has an excellent range of local amenities including a well-regarded primary school, two churches, village hall, two public houses, butcher, newsagent and Post Office/ store. It also has a vibrant cricket club. Nearby, Botley offers a range of shopping facilities for everyday needs including banks and a doctor's surgery, together with excellent primary and secondary schooling. There are also good bus connections along Cumnor Hill into the City, West Oxfordshire and the Oxford and Abingdon schools.

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property, in order that you do not make a wasted journey.

SERVICES

All mains services are connected.

TENURE & POSSESSION

The property is freehold and offers vacant possession upon completion.

FIXTURES & FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

COUNCIL TAX

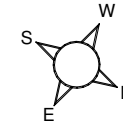
Council tax band E amounting to £2213 for the year 2018/19.

LOCAL AUTHORITY

Vale of the White Horse District Council
Abbey House, Abbey Close, Abingdon, Oxfordshire OX14 3JE
01235 520202



Approximate Gross Internal Area
Main House = 1493 Sq Ft/139 Sq M
Garage = 225 Sq Ft/21 Sq M
Total = 1718 Sq Ft/160 Sq M



AGENTS CONTACT DETAILS



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