



60 Kimmeridge Road
Cumnor Hill | Oxford | OX2 9RQ

FINE & COUNTRY

KEY FEATURES

60 Kimmeridge Road

A substantial detached home on Cumnor Hill, offering around 2,000 sq ft of versatile living space across two floors, with private parking, a garage, and a low-maintenance garden. The property is offered with no onward chain.

Ground Floor

The ground floor is arranged around a central hallway and includes a cloakroom/WC. To the rear, a spacious open-plan kitchen/dining room features integrated appliances, an adjoining utility room, and French doors leading out to the garden. The bright sitting room also opens onto the garden via French doors, while two additional reception rooms offer versatile space for use as a home office, snug, or playroom.

First Floor

Upstairs, four well-proportioned double bedrooms are accessed from the central landing. The principal bedroom includes a dressing area and en suite shower room. A second guest bedroom also benefits from fitted wardrobes and an en suite. The remaining two bedrooms are served by a family bathroom.

Outside

The front of the property is neatly presented with box hedging and there is a private driveway providing off-street parking and access to a single garage. The low-maintenance rear garden is enclosed with timber fencing and features a paved patio and artificial lawn, with a mix of shrubs and young trees to the perimeter.

Location

Cumnor Hill is a sought-after residential area just three miles west of Oxford city centre and the mainline station, offering a balance of city access and green surroundings. The nearby village of Cumnor (1.2 miles) provides local amenities including a primary school, two country pubs, a village store, post office, and thriving cricket club.

The area offers a wide range of outdoor and leisure opportunities, including riverside walks along the Thames Path, access to Wytham Woods, cycling through the Vale of White Horse, and golf at nearby Frilford Heath and Hinksey Heights clubs. Rowing and paddleboarding are also popular on the River Thames.

Families benefit from access to a strong selection of schools, including Cumnor Primary, The Manor, Chandlings, St Edward's, Oxford High, Magdalen College School, and The Dragon, among others.





SELLER INSIGHT

“ Allow us to introduce this exceptional property, cherished by its current owners for seven enriching years. Nestled on the edge of a serene green meadow and forest, this home offers not just a place to live, but a lifestyle embraced by tranquillity and convenience.

From the moment they first set foot in this residence, the owners were captivated by its strategic location—ideal for their son's schooling and seamless commuting to London. Situated away from the main road, it provides a peaceful haven with easy access to city amenities and nearby train stations.

This property has been more than just a house; it has been a true family sanctuary. Its spacious interior effortlessly blends functionality with warmth. Highlight features include generous office spaces, a cosy family area created from the kitchen dining space, and a private outdoor retreat perfect for summer barbecues and relaxation.

The layout is both practical and inviting, offering flexible options such as multiple bedrooms or a study, adapted to suit their evolving needs. Natural light floods through east-facing windows, enhancing the ambiance throughout the day, complemented by serene garden views.

Outside, the garden hosts flourishing apple and pear trees, adding a touch of nature's bounty to daily life. It has been a venue for numerous gatherings, where friends and neighbours alike have been welcomed with warmth and hospitality.

Recent enhancements include a shed, outdoor tiles, and artificial turf, reflecting the owners' commitment to maintaining and enhancing this already delightful home. It not only reflects their lifestyle but also their values—a place of comfort, joy, and positive energy.

The sense of community here is remarkable, with neighbours who quickly became friends, offering a supportive network that has enriched their experience in Oxford. Nearby amenities such as the Cumnor Hurst dog walk, local pubs, the scenic Farnoor reservoir, and Oxford's cultural attractions have added to the appeal of this location.

As the owners prepare to bid farewell, they will miss the tranquillity of their favourite spot—the top floor rooms overlooking the lush gardens and forest, where moments of peace and reflection were savoured daily.

This home is more than a property; it's an invitation to embrace a lifestyle of comfort, community, and connection. Whether you're seeking a family haven or a serene retreat, this residence offers the perfect blend of space, charm, and convenience. Don't miss the opportunity to make it your own and create new memories in this cherished Oxfordshire setting.*

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







INFORMATION

60 Kimmeridge Road

Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: F

Local Authority: Oxfordshire County Council & Vale Of White Horse District Council

EPC: C

Property construction: Standard

Electricity supply: Mains

Water supply: Mains

Drainage & Sewerage: Mains

Heating: Gas central heating

Broadband: FTTH/FTTP Broadband connection available. We advise you to check with your provider. Superfast Broadband Speed is available in the area, with predicted highest available download speed 32 Mbps and highest available upload speed 6 Mbps.

Mobile signal/coverage: 4G and 5G mobile signal is available in the area. We advise you to check with your provider.

Parking: Off road parking for two cars

Directions

Postcode: OX2 9RQ / what3words: Cats.strut.candy

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number: 01865 953244

Website

For more information visit www.fineandcountry.co.uk/oxford-estate-agents

Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





GROSS INTERNAL AREA: 1919 sq ft, 178 m2
GARAGE: 158 sq ft, 15 m2

OVERALL TOTALS: 2077 sq ft, 193 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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