



9 Cunliffe Close, Oxford

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& PARKER**

BNP PARIBAS GROUP 



## 9 Cunliffe Close, Oxford, OX2 7BJ

A spacious and versatile modern family property with a garden and parking in a highly desired city setting.

A40 1.2 miles, Oxford Parkway Station 1.9 miles (London Marylebone 55 mins), Central Oxford 2.7 miles, M40 (J8A) 9.9 miles, Bicester 11.2 miles, London Heathrow Airport 45 miles

Entrance hall | Family room | Conservatory  
Dining room | Kitchen | Laundry room  
Cloakroom | Principal bedroom with en suite shower room | 2 Further bedrooms | Family bathroom | 2 Cloakrooms | Garden | Communal grounds | Garage | EPC rating C

### The property

This attractive brick-built attached property within a popular cul-de-sac, offers an array of well-proportioned and adaptable accommodation set over two airy floors.

The porch opens into a cloakroom and further the entrance hall with its turned stairway to the first floor and store cupboard. This flows through into the light-filled family room with its parquet flooring that flows via double doors into the sizeable 20 ft. conservatory, offering ample space for receiving and entertaining guests with garden views. Further is the open-plan kitchen and dining room, with the kitchen featuring a range of neutral wooden wall and base cabinetry, worksurfaces and appliances and an archway flowing though into the 17 ft. dining area which also opens via French doors into the sunny conservatory.

The first-floor landing branches off onto four potential bedrooms, one of which is currently being used as a laundry room and

another a study. Serving the bedrooms is a family bathroom and an additional cloakroom alongside, with one of the garden-facing rooms enjoying built-in wardrobes and the adjacent principal benefitting from an en suite shower room.

### Outside

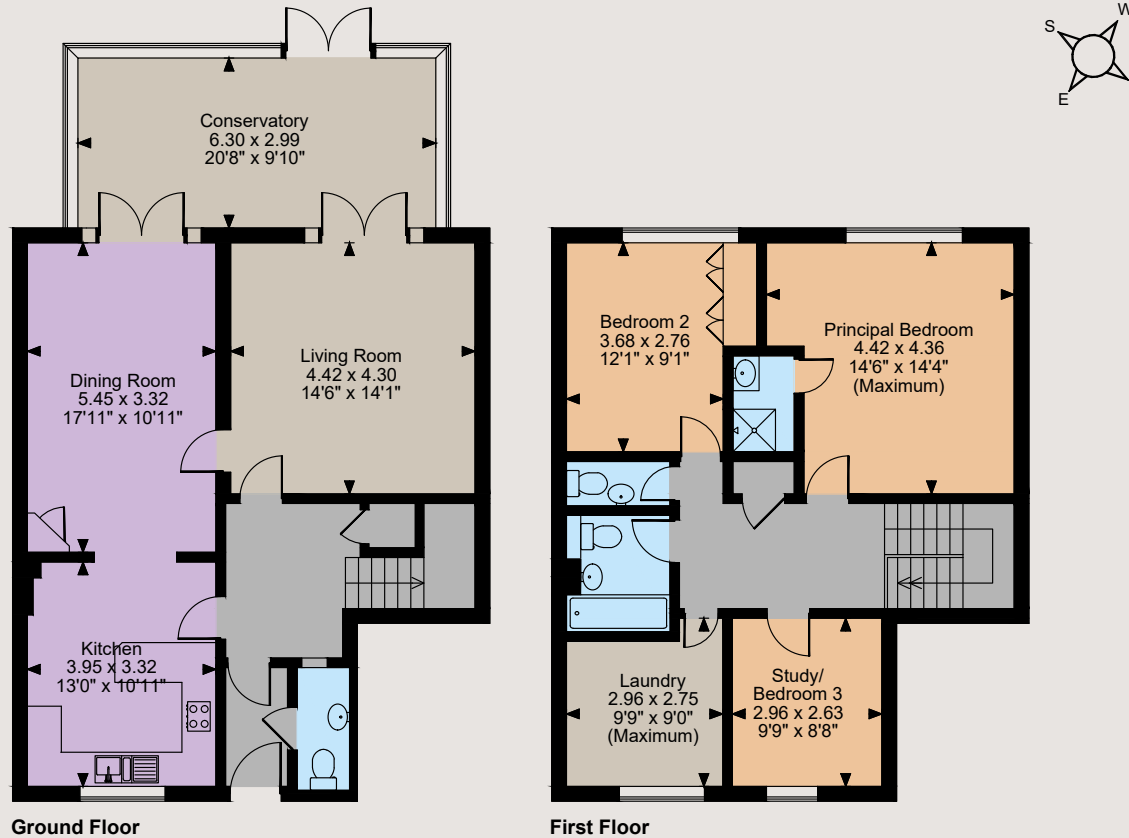
Approached via a pathway among communal lawned gardens, the property features leafy shrubs adorning its façade and enjoys the use of a space within a nearby garage block. The generous conservatory opens into the west-facing garden, which currently comprises mature trees and hedging offering privacy, with excellent potential for further development and design.







Floorplans  
House internal area 1659 sq ft (154 sq m)  
For identification purposes only.



Ground Floor

First Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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## Directions

From Strutt and Parker's Oxford office, head south on Banbury Road (A4165) towards Lonsdale Road. After 0.4 miles, turn left and the property will be found on the right.

## General

**Local Authority:** Oxford District Council

**Services:** All mains services are connected.

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £1,250,000

## Oxford

Anchor House, 269 Banbury Road OX2 7LL

**01865 366660**

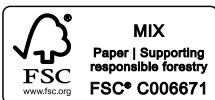
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