

1 THE HEIGHTS

Cumnor Hill
Oxford

A very special ground floor apartment
of some scale, located in a premium
Oxford address...





Well connected and stylish...

The Heights is a small, exclusive collection of apartments set on the south western periphery of Oxford in highly coveted Cumnor Hill. No.1 The Heights is that rare commodity in Oxford, a substantial three bedroom apartment with an interior volume of 1414 sq ft / 131 m²), with ground floor positioning for those conscious of future proofing, so the perfect option for the 'down-sizing' retiring buyer. Having said this, No.1 The Heights will appeal to a cross section of buyers, given its great location and beautifully detailed, very light and open interior.

Local Information

Oxford Station is just 2.2 miles from 1 The Heights (London Paddington 52 minutes) and Central Oxford lies c. 2.3 miles from the apartment, whilst the Cumnor Hill area has an increasing array of facilities including supermarkets and numerous local restaurants (West Way Square retail quarter to open fully in 2021). Oxford (London) Airport is 6.1 miles north. A34 c. 0.9 miles. M40 Junction 9 c. 8.3m. Good restaurants are close at hand with ever popular The Fishes being the closest in North Hinksey, The Perch located beautifully on the River Thames in nearby Binsey and a firm favourite The Porterhouse Grill & Rooms in Mill Street just prior to Oxford station.



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A special place to be...

The interior of this apartment offers a sense of style, calm and sophistication all exquisitely brought together by the light and substantial open living space, which is in turn open to the understated contemporary, fully integrated kitchen. The apartment offers three bedrooms of good proportions, with a tranquil master bedroom suite. Bathrooms are contemporary in design and again well detailed. All floors are stunning herringbone pattern laid oak boards. Outside, the property offers two dedicated parking spaces and residents have use of the very attractive communal grounds and beautiful mature orchard, so sitting under the cool of an old apple tree in the summer months, is an opportunity that apartment owners rarely get the opportunity to enjoy.

Directions

Leave the the A34 at the Botley interchange and proceed down the short dual carriage way to the traffic lights in the right hand lane and turn right. Proceed past the new West Way Square Retail Quarter on your left and continue to Cumnor Hill. As you rise up the hill you will see The Heights development on your right hand side, with its distinctive Oxford brick building on the left and red brick building on then right of the entrance piers. Apartment No.1 is found in the left hand building.



A special place to be...

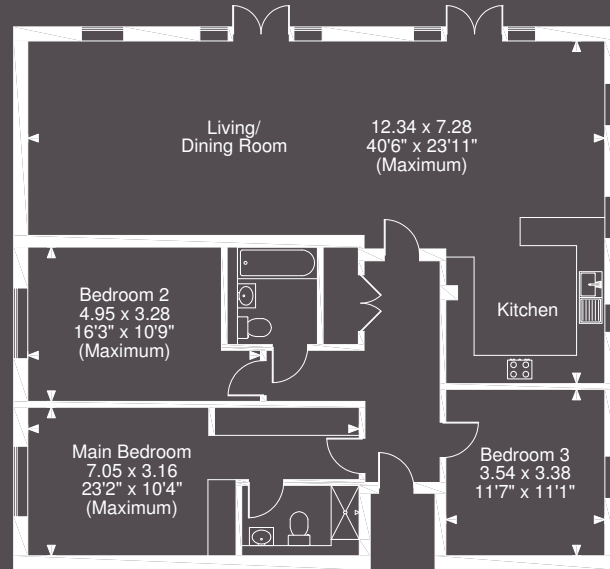
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Floorplan

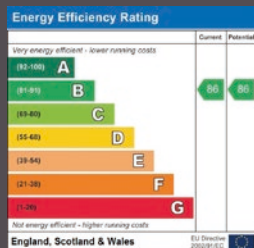
1 The Heights, 12-14, Cumnor Hill, Oxford, OX2 9HA
Approximate Gross Internal Area
Flat 1 = 1414 Sq Ft/131 Sq M



Flat 1

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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