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**Queens Lane**  
**Eynsham, Oxfordshire**

**Offers Over £300,000**



## Queens Lane, Eynsham, Oxfordshire, OX29 4HL

### Offers Over £300,000

### Freehold

A charming part-thatched 2 Bedroom period cottage with the rare advantage of gated private parking, tucked away off the road in a sought-after lane within the old village centre and walking distance to the fantastic local amenities. The cottage oozes character and boasts a wealth of period features including a beautiful inglenook fireplace, flagstones, exposed beams and floorboards. Other features include gas CH, a refitted Kitchen, first floor Cloakroom, a large Bathroom and a completely enclosed and private garden. Local shops, facilities, and bus stops are easily reached, a nearby footpath leads down to the High Street. A very individual and somewhat unique cottage with huge character and scope remaining for sympathetic updating.



## SITUATION

Eynsham is a sought-after West Oxfordshire village with an excellent range of local facilities and a fantastic daily bus service into both Oxford and Witney, each some 6 miles distant. Shops in the village include CO-OP and Spar shops, butcher, greengrocer, off-licence, post office, library, medical centre, pharmacy, hairdressers, public gym, coffee shops, Indian restaurant and a handful of traditional pubs. The village also has toddler groups, a primary school, and the highly reputable Bartholomew secondary school. The active community is buoyed by sports clubs and groups catering for all age groups and interests.

## DIRECTIONS

From Eynsham centre proceed east along the High Street and turn left into Queen Street where Queens Lane will be found on your left just before The Queen's Head pub. The Pug Lane footpath from the High Street also leads to Queens Lane and the cottage.

## THE ACCOMMODATION

### Sitting Room

Large inglenook fireplace, flagstones, beam.

### Kitchen

Refitted Wren Kitchen comprising base and wall units on two walls, Quartz worktop, built-in electric "Neff" fan oven, electric hob, integrated dishwasher, pull-out corner storage, exposed ceiling timbers.

### Bathroom

White suite of period style rolltop bath, pedestal basin, WC, gas fired boiler. Door to lean-to, window to garden.

## On the First Floor

### Landing

Original floorboards, access to roof space.

### Cloakroom

Concealed cistern WC, wash hand basin.

### Bedroom

Exposed timbers and floorboards, window to garden.

### Bedroom

Floorboards, windows on two sides.

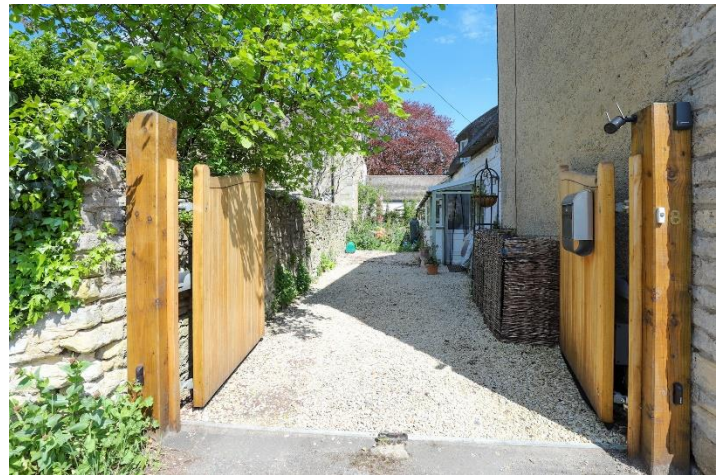
## OUTSIDE

### The Garden

Electric gates give access to a gravelled driveway and private parking. The part-walled L-shaped cottage garden lies predominantly to the front of the cottage, western elevation, and offers plenty of scope to the keen gardener.

## COUNCIL TAX

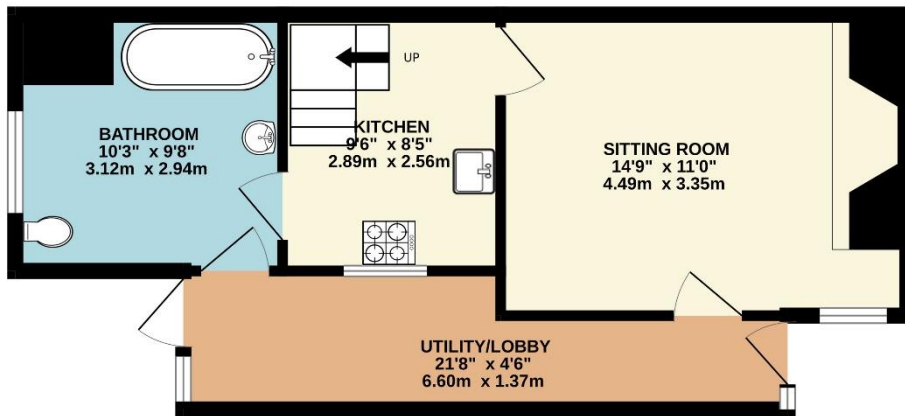
West Oxfordshire District Council - Band D.



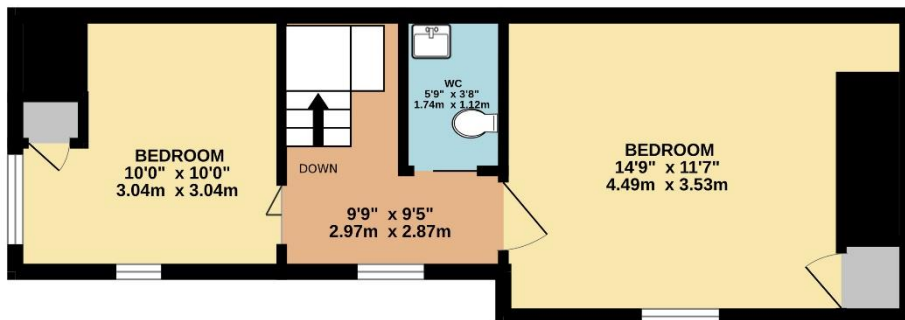


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR  
312 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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