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Witney Road
Eynsham, Oxfordshire

Guide Price £450,000



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Freehold

An attached stone-built period home finished and presented to a high standard having been the subject of a complete renovation project in 2017. The property offers stylish 3 Bedroom accommodation over three floors with a striking blend of original period features and contemporary finishes along with the rare advantage of a single garage with parking in front a short walk away. Features include a fitted kitchen with integrated appliances and oak work surfaces, charming beamed Sitting Room with inglenook fireplace, stone walls and flagstone floor, oak latch doors, double glazing, gas central heating, and a pretty cottage garden. There are two Bedrooms, family Bathroom with contemporary white suite, and a useful Landing/Study area on the first floor. The second floor consists of the Master Bedroom with exposed roof timbers, Dressing Room and En-Suite shower. The excellent village amenities and old village centre are all within easy reach. Viewing is highly recommended to those seeking a home with character and individuality in this sought after village.



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 west along Acre End Street and to the mini-roundabout where the property will be found on the junction of Witney Road and Chilbridge Road. From the A40 traffic lights proceed into the village along Witney Road and the property is on your right on reaching the mini-roundabout.

THE ACCOMMODATION

Canopy Porch

Front door to:-

Breakfast Kitchen

Contemporary base and wall units on three walls, solid oak worktop, stainless steel single drainer sink, built-in electric oven and hob, extractor hood over and tiled splash back, integrated fridge/freezer, washing machine and dishwasher, tiled floor, windows front and rear, latch door to:-

Sitting Room

Original flagstone floor, exposed stonework and beams, beautiful inglenook fireplace, window to front with seat, glazed door to garden, recessed shelving, understairs recess, latch door to cottage staircase.

On the First Floor

Landing

Useful landing space with staircase to second floor and latch doors to all rooms, cupboard housing gas fired combination boiler. Previously used a study area by the current owners.

Bedroom 2

Window to front.

Bedroom 3

Window to front.

Bathroom

Modern white suite comprising tiled panelled bath with contemporary shower/mixer tap, wash basin with storage beneath, concealed cistern WC, tiled floor, chrome towel rail, window to side.

On the Second Floor

Master Bedroom

Exposed roof timbers, Velux roof light, latch door to:-

Dressing Room

Velux roof light.

En-suite Shower

Walk-in tiled cubicle, round counter-top basin with shelving beneath, chrome towel rail, Velux roof light, tiled floor.



OUTSIDE

Detached Single Garage

Situated a few steps from the property in Chilbridge Road, with up and over door and parking in front.

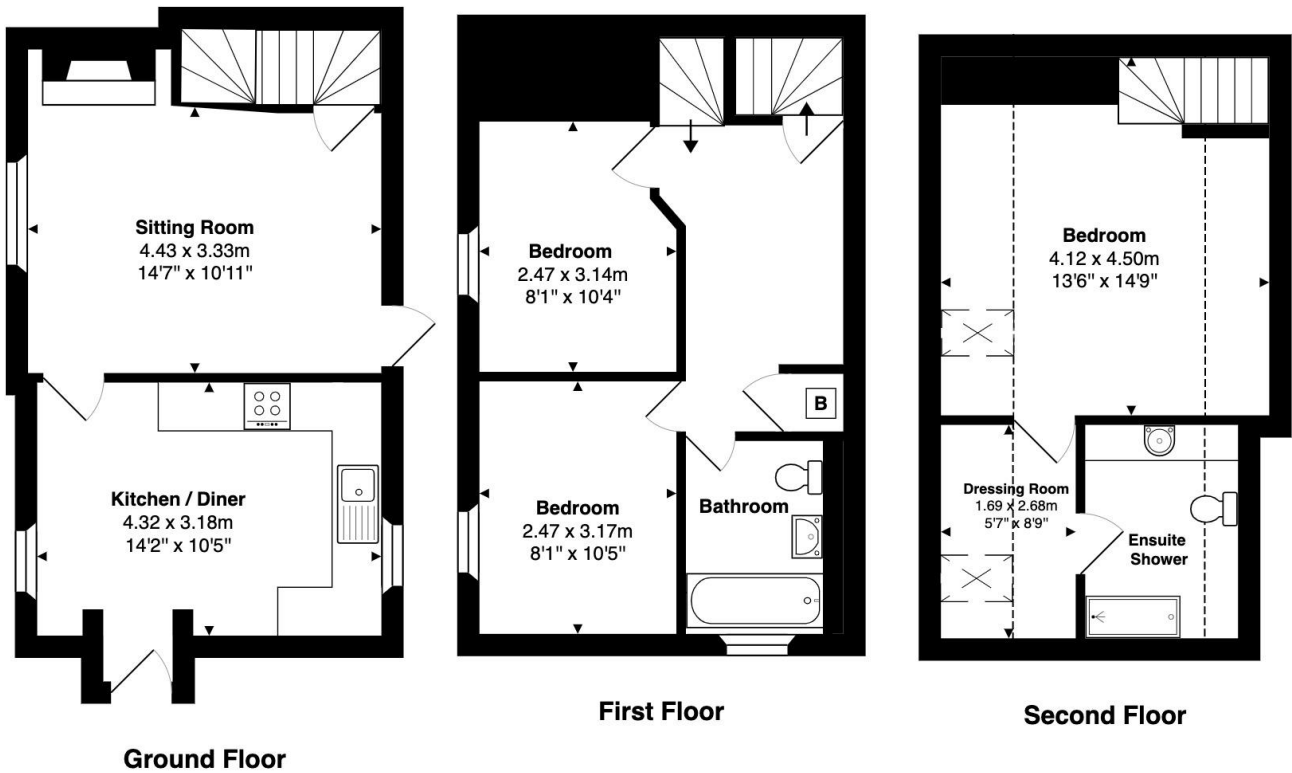
The Garden

Part walled cottage garden comprising paved terrace, ideal for alfresco dining, outside tap, steps up to a raised area of lawn with a screen of semi-mature shrubs.

COUNCIL TAX

West Oxfordshire District Council - Band D.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area: 96.6 m² ... 1040 ft²

----- Reduced headroom (less than 1.5M / 5ft)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such. Drawn by E8 Property Services. www.e8ps.co.uk



These particulars have been carefully prepared in good faith as a guideline only. Rooms have been measured with an electronic laser and measurements, areas, distances or aspects referred to given as approximations. No appliances, heating systems or services have been tested and prospective purchasers are advised to commission their own inspections and surveys prior to exchange of contracts. Nothing in these particulars should be interpreted as implying that any necessary planning, building regulation or other consents have been obtained. We have not verified the tenure or legal title of the property and prospective purchasers should make their own enquiries through their Solicitor prior to exchange of contracts.