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**Duncan Close
Eynsham, Oxfordshire**

Guide Price £550,000



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Freehold

A rare opportunity to purchase an individual detached Bungalow with flexible and much larger than expected accommodation in this sought after village location. The property boasts adaptable living space of up to 5 Bedrooms along with a sitting room with fireplace overlooking the garden, home office/playroom, a fitted Kitchen leading to a useful Utility Lobby, updated Shower Room and separate WC, and separate Dining Room/Bedroom 5. Further benefits include gas central heating, double glazing, a larger than average garage, driveway parking, and a lovely corner plot garden with separate vehicular access. Bungalows of this size and type are rarely found in Eynsham, and viewing is recommended. End of chain sale.



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 the A40 Eynsham traffic lights turn into the village and take the first left into Spareacre Lane. Turn right into Shakespeare Road and follow this to Duncan Close where the property will be found on your right.

THE ACCOMMODATION

Hall

Attractive herringbone style flooring throughout continuing into the Sitting Room, access to roof space, cupboard housing gas and electric meters.

Sitting Room

Open fireplace with stone hearth and surround, windows and glazed door to garden. Folding door to:-

Home Office

Window to garden.

Kitchen

Range of base and wall units on three walls with worktop, tiled splashbacks and stainless steel single drainer 1.25 bowl sink, electric cooker point, plumbing for dishwasher, space for fridge (not included), cupboard housing 'Worcester' gas boiler and hot water cylinder. Part glazed door to:-

Utility Lobby

Tiled floor, basin, plumbing for washing machine, doors to front, rear and garage.

WC

WC, tiled floor, window.

Shower Room

Shower cubicle, pedestal basin, tiled floor, fully tiled, window.

Dining Room

Window to front.

Bedroom 1

Window to garden, fitted wardrobes with mirrored doors.

Bedroom 2

Window to garden, storage cupboard.

Bedroom 3

Window to front, high level window to side.

Bedroom 4

Window to garden. Currently used as an office.



OUTSIDE

Single Garage

Larger than average garage with up and over door, personal door to Lobby.

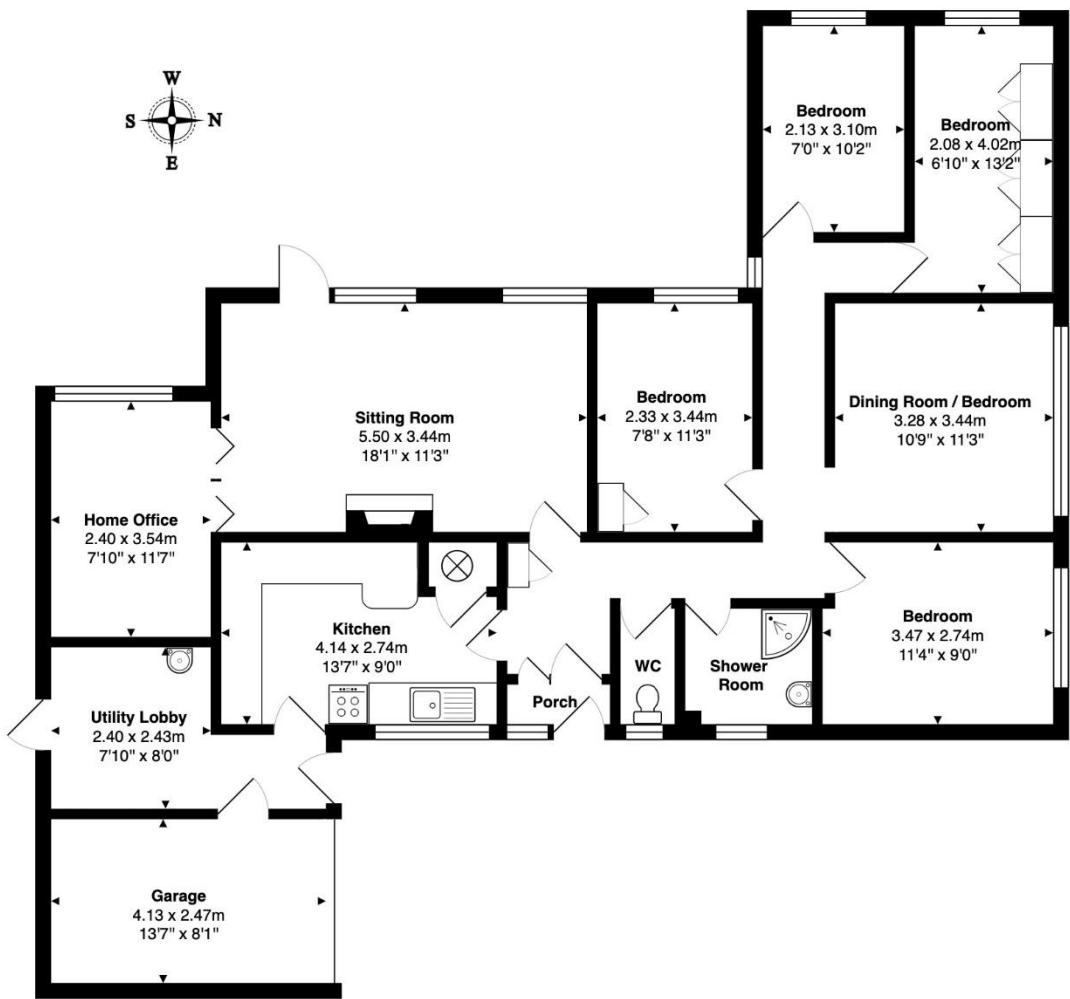
The Garden

Low maintenance front garden and long block-paved driveway leading to the garage gives ample parking. Gated access to the garden with covered storage. The majority of garden enjoys a westerly aspect and is part walled and laid to lawn. There are mature shrubs, beds and borders, garden shed and patio area. A set of double gates provides a separate vehicular access to the garden and the continuation of the garden at the rear of the property is ideal for storage.

COUNCIL TAX

West Oxfordshire District Council - Band D.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	49 E	
21-38	F		
1-20	G		



Approx. Gross Internal Area: 126.1 m² ... 1357 ft²

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