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**Abbey Street**  
**Eynsham, Oxfordshire**

**Guide Price £425,000**



## **Abbey Street, Eynsham, Oxfordshire, OX29 4HR**

### **Guide Price £425,000**

### **Freehold**

A superbly positioned Grade II listed period house in a sought after no-through road within a few steps of the old village centre close to the excellent local amenities. The property benefits from a single garage at the rear and has been recently re-decorated throughout and had new carpets/flooring fitted. It is currently arranged with 2 lovely double Bedrooms although Bedroom 3 could be simply re-instated with a new partition wall creating 2 double Bedrooms and 1 good single. The well-proportioned accommodation over three floors also includes a delightful beamed Sitting Room, Kitchen, Garden Room, ground floor WC, large first floor Bathroom with shower and a superb second floor Master Bedroom. The low maintenance rear garden enjoys a westerly aspect and has a rear access and personal door to the garage. 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, modern Health Centre, Hairdressers, 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 societies catering for all age groups and interests.

## DIRECTIONS

From the A40 Eynsham traffic lights proceed along Witney Road and turn left into Acre End Street. Turn right at the Jolly Sportsman pub into Lombard Street and continue to Abbey Street where the property will be found on your right. Satnav: OX29 4HR

## THE ACCOMMODATION

### Sitting Room

Staircase to first floor, windows to front and rear, exposed ceiling beam and timbers.

### Kitchen

Base and wall units on two walls, single drainer sink, built-in electric oven, gas hob, plumbing for washing machine, worktop and tiled splashbacks, wooden floor, door to rear lobby and opening to:-

### Garden Room

Sloping polycarbonate roof, exposed stone, wooden/tiled floor, glazed double doors to the rear garden.

### Rear Lobby

Tiled floor, Velux rooflight, stable door to rear garden.

### Cloakroom

Corner WC, wash basin, tiled floor, window to rear.

### On the First Floor

### Landing

Exposed beams/timbers, staircase to second floor, window to front.

### Bedroom 2

Formerly two rooms with two doors from the landing and windows front and rear. Exposed beam and timbers. NOTE: The room could easily be divided to form a third Bedroom (subject to consents).

### Bathroom

A good-sized room with panelled bath, pedestal basin, WC, shower cubicle, window to rear, cupboard housing gas fired boiler.

### On the Second Floor

### Master Bedroom

Sloping ceiling, exposed timbers, dormer window to rear, fitted wardrobe/storage, access to roof space.



## OUTSIDE

### Single Garage

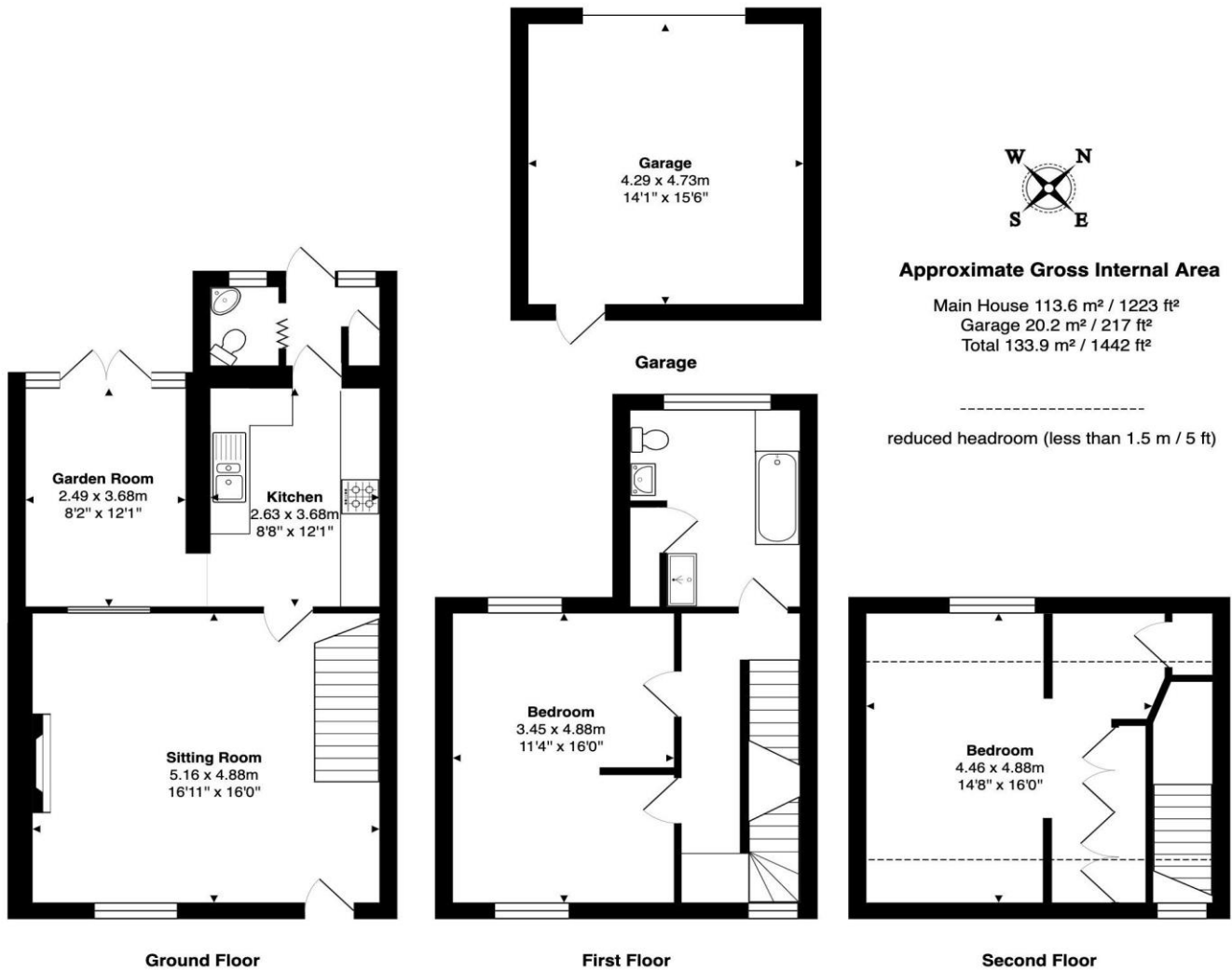
The garage can be approached from Swan Street with right of access over a private drive at the rear. There is also a gated pedestrian side access to the garden.

### Rear Garden

Gated rear access, low maintenance mainly paved rear garden complete with a 'well' feature, outside tap. The garden enjoys a westerly aspect.

### COUNCIL TAX

West Oxfordshire District Council - Band E.



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 purpose only and should be used as such. Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)

