

1 Abbey Street, Eynsham,  
Oxfordshire, OX29 4TB  
Tel: 01865 880697 / 01993 851881  
eynsham@abbeyprops.com  
[www.abbeyprops.com](http://www.abbeyprops.com)



**abbeyproperties**  
independent estate agents



**The Tennis**  
**Cassington, Oxfordshire**

**Guide Price £325,000**



## **The Tennis, Cassington, Oxfordshire, OX29 4EL**

### **Guide Price £325,000**

### **Freehold**

A 3-bedroom house in this pleasant village setting just outside Eynsham and some 5 miles west of Oxford. The property enjoys a more individual non-estate setting at the head of a small established cul-de-sac with an old stone wall screening open plan front gardens and all vehicular access leading to the rear of the properties. The largely open plan ground floor consists of a double aspect lounge/diner opening to the stylish contemporary kitchen overlooking the rear garden. Two of three bedrooms are doubles with fitted wardrobes whilst the third bedroom is a respectable size. The Bathroom has a white suite with a shower over the bath. The garage is at the back of the house with gravelled parking in front and access to the low maintenance rear garden. This property provides good living space for the price in what is a very popular village. Approximate distances: Eynsham (1 mile), Yarnton (2.5 miles), Kidlington (4.5 miles), Witney (6 miles) Woodstock (6 miles), Oxford Parkway station (4.5 miles).



## SITUATION

Cassington is a small and pretty village that lies just north of the A40, about 1 mile from the neighbouring village of Eynsham and well situated for access to Witney (6 miles), Oxford (5 miles), Yarnton (2 miles), Kidlington (5 miles), the A34, A420 and the M40.

The village is centred around a traditional village green and has an active local community. There are 2 Pubs, a Primary School, Parish Church, modern village hall and a sports field/recreation ground. Eynsham lies about 1 mile to the west and boasts fantastic local facilities, a regular bus service to Oxford & Witney and the highly regarded Bartholomew Secondary School. A bus stop at the end of Eynsham Road on the A40 gives services to Oxford and Witney.

## DIRECTIONS

From Eynsham proceed eastbound on the A40 towards Oxford and after a short distance turn left at the traffic lights into Cassington. Follow this road through the village passing the green on your right and take the right turn into Bell Lane. The Tennis will be found on your right-hand side and the property is the row of terraced houses facing the road.

## THE ACCOMODATION

### Entrance Lobby

Staircase to first floor.

### Sitting/Dining Room

Woodblock flooring, double aspect room with windows front and rear, fireplace feature (not useable), understairs storage cupboard. Wide opening to:-

### Kitchen

Contemporary white gloss base and wall units with granite style worktop and single drainer 1.25 bowl sink with brick design tiled splashback, integrated stainless steel electric oven, gas hob with "NEFF" extractor hood over, integrated fridge, washing machine and dishwasher, chrome sockets, wood flooring, part glazed door and window to rear garden.

## On the first floor

### Landing

Linen/airing cupboard housing gas fired boiler and hot water cylinder.

### Bedroom 1

Window to rear, fitted double wardrobe.

### Bedroom 2

Window to front, fitted wardrobe.

### Bedroom 3

Window to rear, access to roof space.

### Bathroom

Modern white suite comprising panelled bath with shower over and fixed shower screen, wash basin in vanity unit, WC, tiled walls, high level window to front, chrome upright radiator/towel rail.



## OUTSIDE

### Single Garage

Situated at the rear of the property with up and over door, electric light and power and a personal door to the rear garden. Gravelled parking for approx. 2 cars in front.

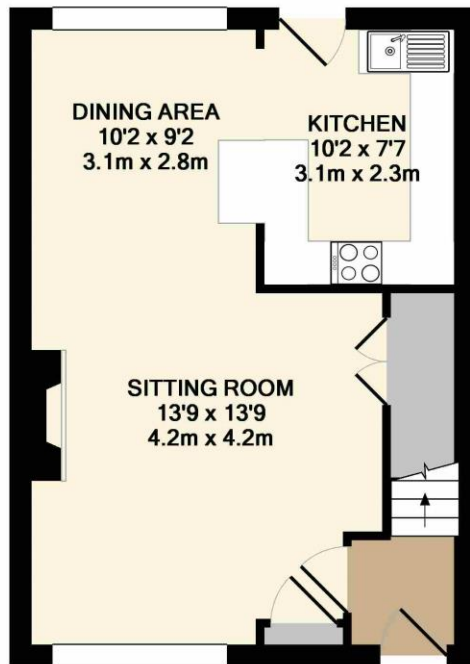
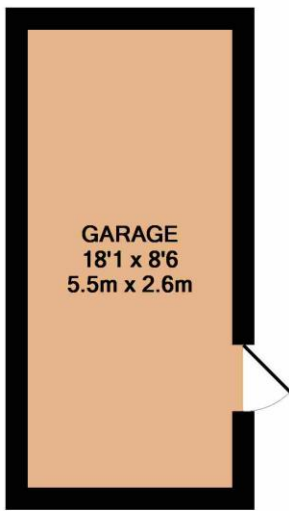
### The Garden

Open plan front garden laid to lawn. A lovely attractive old stone wall screens the properties from Bell Lane. The rear garden is designed for ease of maintenance with a large area of decking, flower border and patio. Pedestrian gate to the rear (vehicular access), outside light and tap.

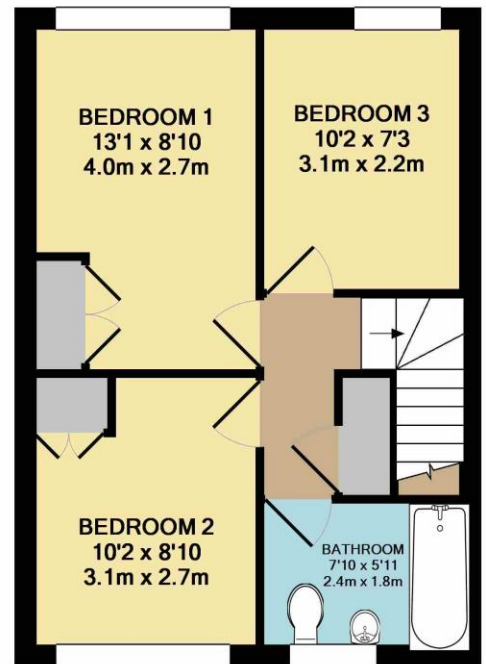
### COUNCIL TAX

West Oxfordshire District Council - Band D.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
APPROX. FLOOR  
AREA 555 SQ.FT.  
(51.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 401 SQ.FT.  
(37.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 955 SQ.FT. (88.8 SQ.M.)

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 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

Made with Metropix ©2018

