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**abbeyproperties**  
independent estate agents



**High Street**  
**Eynsham, Oxfordshire**

**Offers in Excess of £825,000**





## High Street, Eynsham, Oxfordshire, OX29 4HE

### Offers in Excess of £825,000

### Freehold

DEVELOPMENT OPPORTUNITY IN CENTRAL EYNSHAM - BUNGALOW & BUILDING PLOT – A rarely available building plot with planning approval for 2 x detached 3 Bedroom Houses (Ref: 23/02007/FUL) along with an existing detached 3 Bedroom Bungalow offering considerable scope for updating and improvement. The site enjoys a fantastic old village location, set back from the road off the High Street within a short walk of the excellent local amenities. The plot sits beyond the Bungalow and currently comprises a number of old outbuildings/garages. This is a unique opportunity in the very heart of this popular village. Plans are available for inspection at our Eynsham office. ***Plans are available for inspection at our Eynsham office.***





## 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, DIY Store, 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

The Bungalow and adjoining plot will be found on the High Street. Proceed east from the Square passing Evenlode DIY on your left and No.33 will be found on your left hand side, set back from the road at the end of the driveway.

## BUNGALOW ACCOMMODATION

### Hall

Airing cupboard housing hot water cylinder, access to roof space.

### Sitting Room

Windows to front and side, fireplace.

### Kitchen

Older style base and wall units, single drainer sink, plumbing for washing machine and dishwasher, electric cooker point, tiled splashbacks, 'Worcester' oil fired boiler, door to rear.

### Bedroom 1

Window to front.

### Bedroom 2

Window to front and side (double).

### Bedroom 3

Window to rear.

### Bathroom

White suite comprising of panelled bath with shower over, pedestal basin, WC, window to rear.

## OUTSIDE

### The Garden

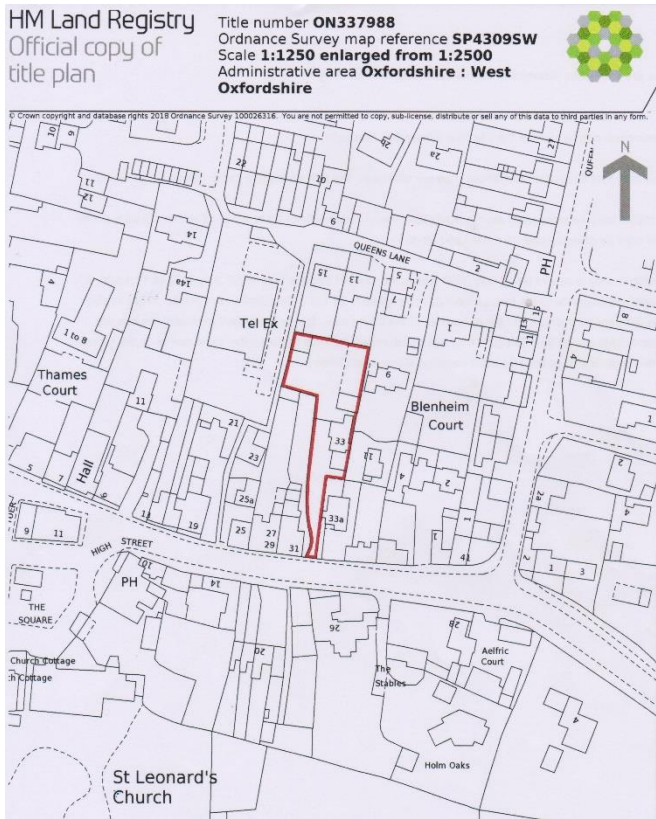
Small Small area of garden at the side, south elevation, grass with a block border. Pedestrian access along the side and rear of the property. Parking for one car.

Adjoining yard with planning permission for development, enclosed on three sides by block and stone walls. Currently has existing outbuildings/garages.

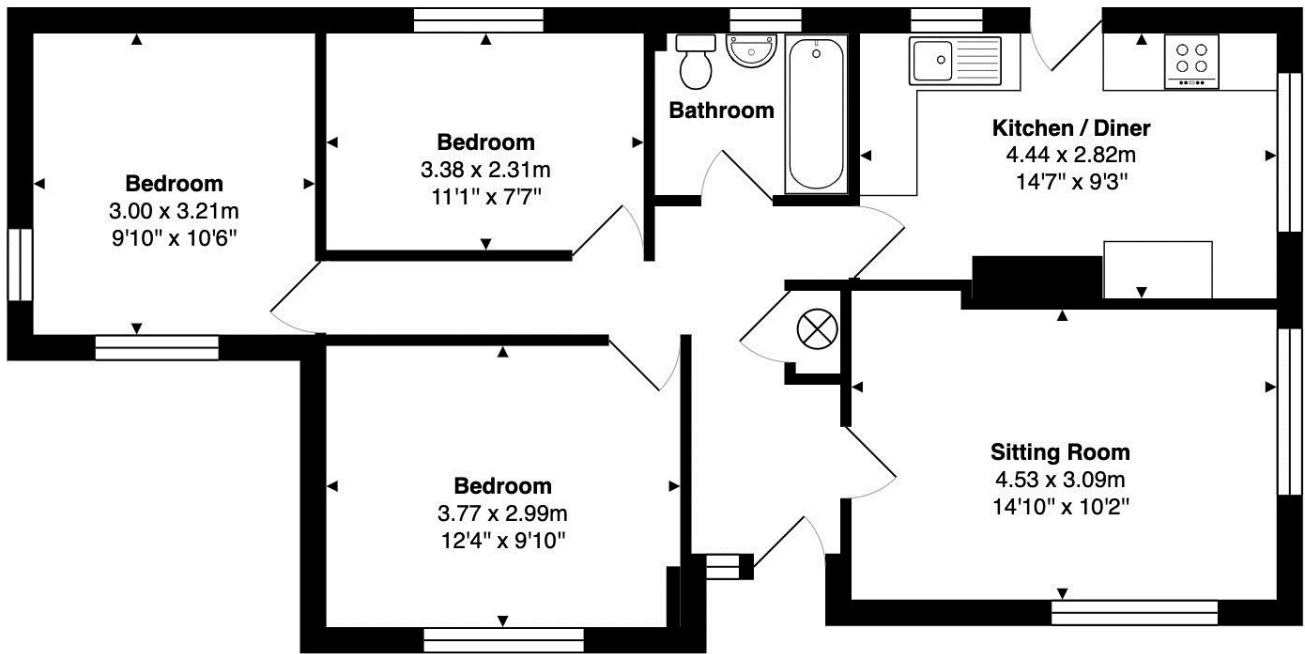
## COUNCIL TAX

West Oxfordshire District Council - Band E.





Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D		
39-54	E	45   E	
21-38	F		
1-20	G		



Approx Gross Internal Area 71.2 m<sup>2</sup> ... 767 ft<sup>2</sup>

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](http://www.e8ps.co.uk)

