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## Orchard Close

Eynsham



Guide Price £725,000 Freehold



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An immaculately presented 4/5 Bedroom detached House with a stylish contemporary interior, well situated in a highly regarded small close built in the 1980's within the old village conservation area close to fantastic local amenities. The property has been extended and significantly improved to a very high standard by the current owners and offers excellent family sized accommodation along with a secure well tended garden. The house offers particularly spacious ground floor living space with three reception rooms and a stunning 23' Family Kitchen/Diner with an extensive range of white gloss units, an island unit, granite worktops and integrated appliances. The Kitchen and Sitting Room both have bi-fold doors opening to the garden. On the first floor there are 4 Bedrooms along with a fifth Bedroom or Dressing Room, it's current use. The Master Bedroom is En-Suite. Other features of this high quality house include Smart Home technology (smart phone controlled heating & lighting), security alarm, LED downlights, oak internal doors and very sleek black double glazed windows. A HDTV distribution system is available by separate negotiation. This is a house that has to be viewed for full appreciation of the quality finish and presentation throughout.



## VIEWING

By prior appointment through Abbey Properties. Contact the Eynsham office on 01865 880697.

## LOCATION

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, Bakery, Greengrocer, Off-Licence, Post Office, Electrical shop, 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 community is buoyed by sports clubs and societies catering for all age groups and interests.

## DIRECTIONS

From Eynsham centre proceed east along the High Street and take the turning on your left into Queen Street. Orchard Close will be found on your right hand side opposite The Queens Head pu.

## THE ACCOMMODATION

### Hall

Tiled floor continuing into the Kitchen, Utility and Cloakroom, staircase to first floor, security alarm control, window to rear garden.

### Utility Room

Stainless steel single drainer sink with base unit and worktop, plumbing for washing machine and space for tumble dryer, wall mounted gas fired boiler, access to roof void.

### Cloakroom

Contemporary wash basin in vanity unit, WC, sensor lighting.

### Playroom

Windows on two sides, useful under stairs storage cupboard.

### Breakfast Kitchen/Diner

Stylish white gloss base, wall and drawer units with a granite worktop, central island unit, integrated fridge/freezer, induction hob, extractor hood and dishwasher (all Miele), electric double oven, microwave and coffee machine (all Siemens), Velux roof lights, glass full height splashback, bi-fold doors to the garden. Doors to the garage and:-

### Home Office

Window to garden, sloping roof pitch and two Velux roof lights.

## Sitting Room

Open fireplace with attractive dressed stone hearth and surround, bi-fold doors to the garden.

## On the First Floor:-

### Landing

Long landing with contemporary oak panelled doors to all rooms, LED downlights, window to rear, airing cupboard housing hot water cylinder

### Master Bedroom

Windows on two side, LED downlights.

### En-Suite Shower

Fully tiled, walk-in double shower cubicle, wash basin in vanity unit, WC, sensor lighting.

### Bedroom 2

Window to garden, LED downlights.

### Bedroom 3

Window to garden, access to roof space, built-in wardrobe/cupboard.

### Bedroom 4

Window to garden.

### Bedroom 5/Dressing Room

Velux roof light, LED downlights.

## Bathroom

Modern white suite comprising panelled bath with shower/mixer tap and shower screen, contemporary wash basin, WC, fully tiled, sensor lighting.

## OUTSIDE

### Single Garage

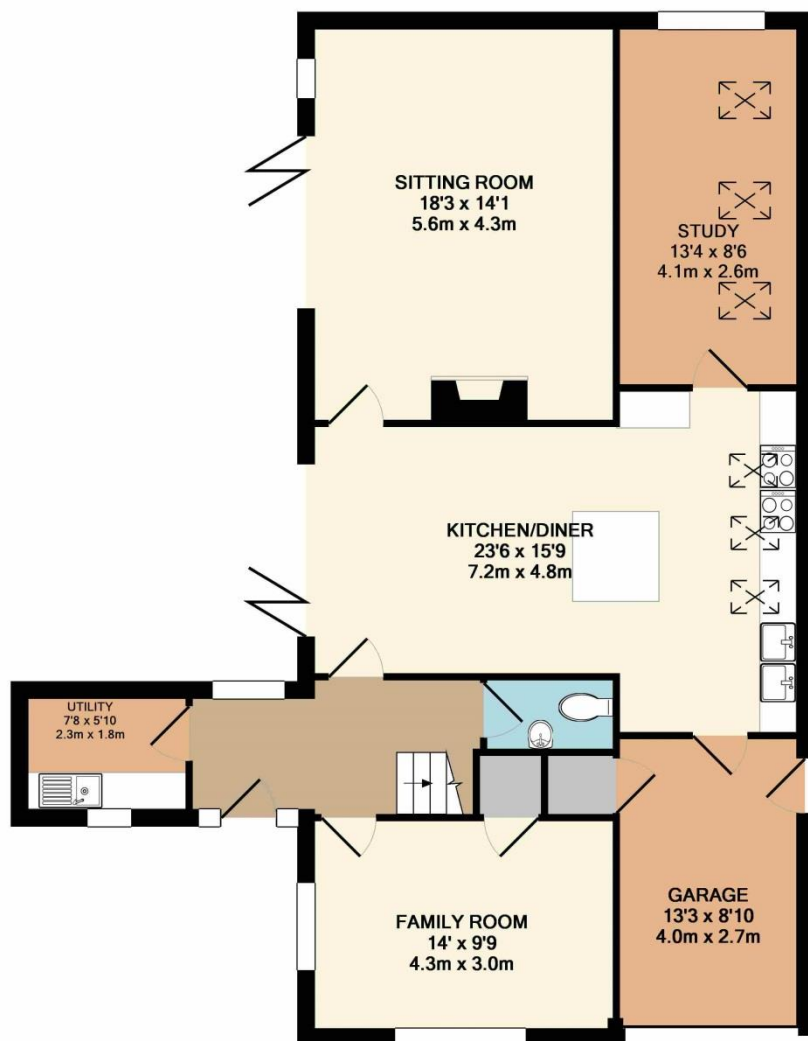
Up and over door, door to side and personal door to Kitchen, electric light and power, electric consumer unit.

## The Garden

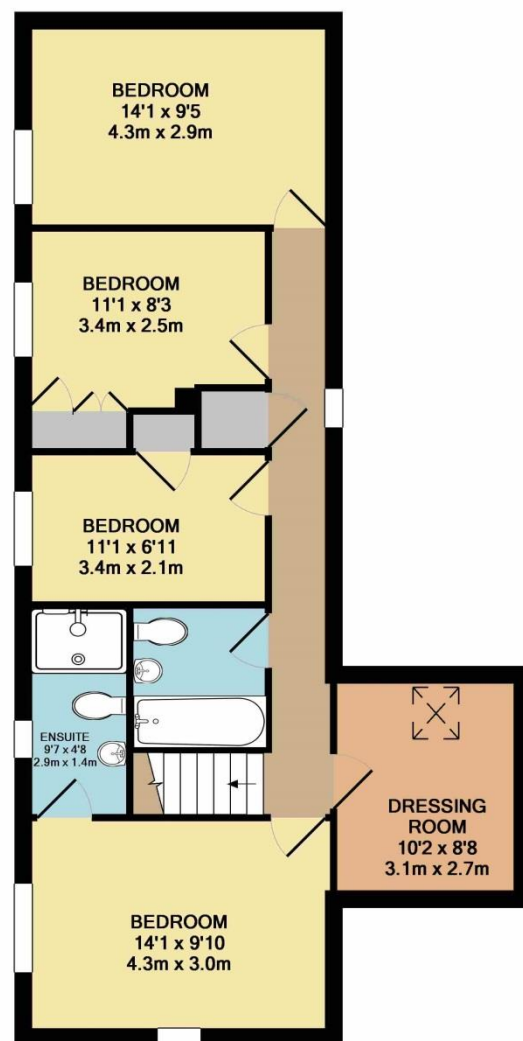
Beautifully presented garden lying mainly on two sides of the property and enjoying a westerly aspect. The garden includes an area of lawn, paved terrace, a timber edged raised bed with semi-mature trees whilst a section at the side of the property currently houses child's play equipment. There is also a timber shed, log store and a path leading along the back of the house to a pedestrian gate. Outside lighting, cold water tap and a second pedestrian gate to the front of the property. Driveway parking at the front for approx. three cars.







GROUND FLOOR  
APPROX. FLOOR  
AREA 1108 SQ.FT.  
(102.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 730 SQ.FT.  
(67.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1838 SQ.FT. (170.8 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  
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