



36 Old Witney Road, Eynsham OX29 4PR

Draft details - may be subject to alterations.

A 3 bedroom semi detached house presented in excellent condition, situated close to schools and other amenities within this desirable location in Eynsham. The property is set in good size gardens, and includes a garage and a long driveway with parking for several vehicles. The property has been extended and improved by the current owners and offers attractive accommodation to include a through hallway, cloakroom, living room, dining room, a kitchen and utility area, together with 3 good size bedrooms; including a large main bedroom overlooking the rear garden, a family bathroom and separate shower room plus double glazing and gas central heating (new boiler fitted Dec 2025). The gardens include a patio, garden shed and greenhouse, plus a summerhouse. This is a lovely appealing home in this sought after village between Witney and Oxford.

**THOMAS
MERRIFIELD**
SALES LETTINGS
e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £525,000

www.thomasmerrifield.co.uk



36 Old Witney Road, Eynsham, Oxfordshire OX29 4PR

- Entrance Hall
- Cloakroom
- Living Room
- Kitchen
- Utility Room
- Dining Room
- 3 Bedrooms
- Family Bathroom & Shower Room
- Garage & Driveway Parking
- Gardens

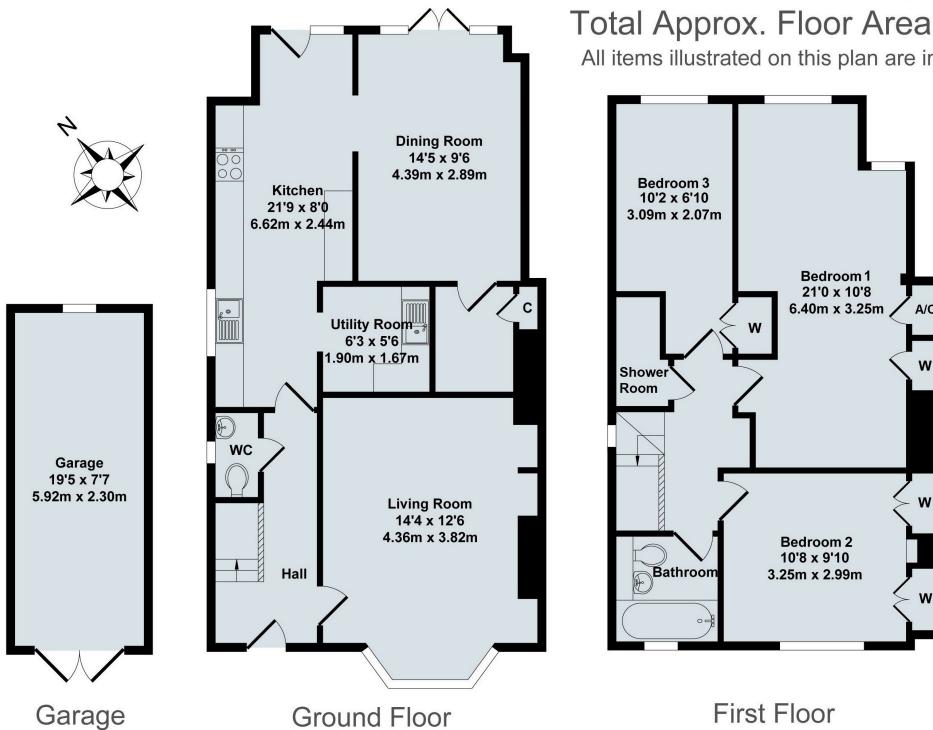
Directions

From Witney proceed east on A40 towards Oxford. On reaching the edge of Eynsham turn right at the traffic lights into Witney Road, then take the 2nd right into Old Witney Road, the property can then be found on the right hand side. 13A26

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Total Approx. Floor Area 1356 Sq.Ft. (126.0 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"



Local Authority:

WODC Tax Band D / EPC Rating: 58/D

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Tenure:

Freehold

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

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