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**Abbey Place**  
Eynsham, Oxfordshire OX29 4HS

Guide Price £475,000





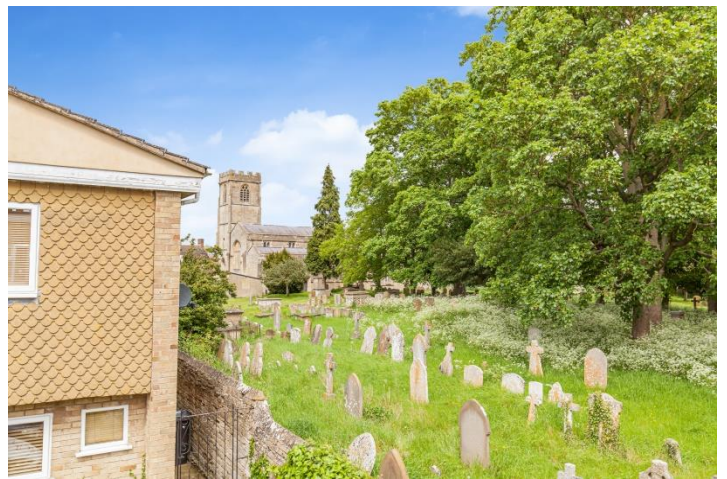
## Abbey Place

Eynsham , Oxfordshire OX29 4HS

Guide Price £475,000

Freehold

A very well situated 4 Bedroom House dating from the 1960's in a small and very pleasant courtyard setting of just 6 properties, adjacent to Church grounds with views to St. Leonard's and within easy walking distance of the old village centre. Positioned at the end of a no-through road the house sits on the edge of a cul-de-sac and is perfectly situated for easy access to the wonderful village facilities yet tucked away from passing traffic. The property has been refurbished in recent years and is currently tenanted until the end of July 2021. Features include a refitted kitchen, uPvc double glazing, 4 Bedrooms, a spacious Lounge/Diner, Garden Room, car-port and store, gas central heating and an enclosed south facing garden. The flat roof has a 20 year guarantee dating from May 2020. Offered for sale with no chain - viewing is very much advised.



## 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, Electrical shop, Library, Health Centre, Hairdressers and a handful of traditional pubs. The village also has Toddler groups, a Primary School, and the highly reputable Bartholomew Secondary School.

A vibrant community buoyed by sports clubs and societies catering for all age groups and interests.

## DIRECTIONS

From the centre of the village proceed through The Square, along Church Street and turn left into Abbey Street. Continue to the end of Abbey Street and Abbey Place will be found on your left.

## THE ACCOMMODATION

### Hall

Staircase to first floor, understairs cupboard.

### Cloakroom

White suite of WC, wash basin, double glazed window to front.

### Sitting Room

Fireplace with marble hearth and surround, uPvc double glazed door to garden and glazed door to Garden Room. Opening to:-

### Study Area

A continuation of the Sitting Room, window to side with views over St Leonards Church grounds towards Wytham woods. Opening to:-

### Kitchen

Fitted kitchen with base and wall units, single drainer 1.25 bowl sink, integrated fridge/freezer, electric oven and hob with extractor over, plumbing for washing machine and dishwasher, worktop and tiled splashbacks, double glazed window to front with views towards St Leonards Church.

### Garden Room

uPvc double glazed windows on brick dwarf walls, doors to rear garden enjoying a south facing aspect.

## On the First Floor

### Landing

Fixed window to side, linen cupboard housing gas fired boiler.

### Bedroom 1

Built-in wardrobe, window to rear overlooking garden and neighbouring Catholic Church.

### Bedroom 2

Built-in wardrobe, window to front with views to St Leonards Church and grounds.

### Bedroom 3

Built-in wardrobe, airing cupboard housing hot water cylinder, window to side with views over Church grounds towards Wytham woods.

### Bedroom 4

Built-in wardrobe, south facing window to rear.

### Bathroom

White suite comprising panelled bath with shower attachment and screen, pedestal basin, WC, fully tiled walls, window to side.

## OUTSIDE

### Car-Port

Measuring approx. 21' x 9', gas meter. Door at the far end of the car-port leads to a useful garden store.

### Rear Garden

The garden is mainly laid to lawn and enjoys a southerly aspect and has a completely open aspect to one side (eastern elevation), enclosed along this boundary by a stone wall. An old garden store is situated in one corner. Gated side access from the front.

### Maintenance Fee

There is a nominal yearly charge payable for maintenance of the forecourt area and front gardens. We understand this is currently set at approx. £125.00 plus VAT.

### COUNCIL TAX

West Oxfordshire District Council - Band D.

### VIEWING

By prior appointment with Abbey Properties on 01865 880697.



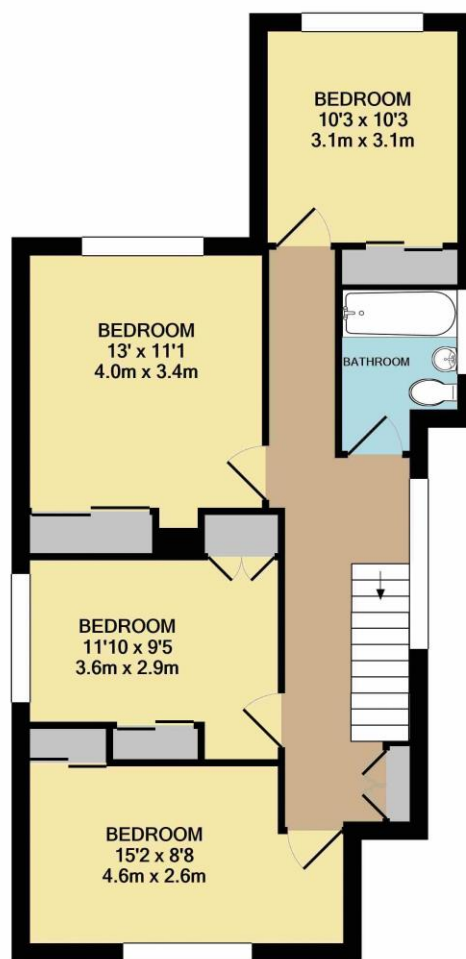




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



GROUND FLOOR  
APPROX. FLOOR  
AREA 884 SQ.FT.  
(82.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 676 SQ.FT.  
(62.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1559 SQ.FT. (144.9 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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