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**Cassington Road**  
**Eynsham, Oxfordshire**

**Guide Price £595,000**



## Cassington Road Eynsham, Oxfordshire, OX29 4LH

**Guide Price £595,000**  
**Freehold**

A very attractive, extended and tastefully presented Mid-Terrace period home in a sought-after and rarely available part of Eynsham within easy reach of the village centre. The property has been sympathetically updated by the current owners and boasts a stylish interior with high quality finishes whilst retaining considerable charm and character throughout. Features of the property include 3 Bedrooms (1 En-Suite), a superb Attic Room, Sitting Room, Family Room, Breakfast Kitchen, gas central heating and a delightful cottage garden. Early viewing is recommended.



## 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 A40 Eynsham roundabout follow the signs for Eynsham and continue to the next mini-roundabout, turning right into Cassington Road. From the village centre follow Mill Street and Newland Street to Cassington Road.

## THE ACCOMMODATION

### Sitting Room

Exposed floorboards, attractive fireplace with raised brick heath and chimney breast and wood-burning stove, window to front. Opening to:-

### Breakfast Kitchen

Deep Belfast style sink, base cupboards with a timber worktop, plumbing for washing machine and dishwasher, electric oven and gas hob, window and part-glazed door to the rear garden, exposed floorboards.

### Inner Hall

Exposed floorboards, staircase to first floor with understairs storage.

### Cloakroom

WC, wash basin, tiled floor, window to rear, gas fired boiler.

### Family Room

Old fireplace with raised hearth and brick chimney breast, ceiling beam, window to front.

### Landing

Exposed floorboards throughout first floor, panelled doors, paddle steps to Attic Room.

### Bedroom 1

Window to front.

### Bedroom 2

Window to front.

### Bedroom 3

Window to rear.

### En-Suite Shower

Tiled cubicle, pedestal basin, WC, window to rear.

### Bathroom

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

### Attic Room

Sloping roof with Velux roof lights, storage cupboard, exposed floorboards, electric and power.

## OUTSIDE

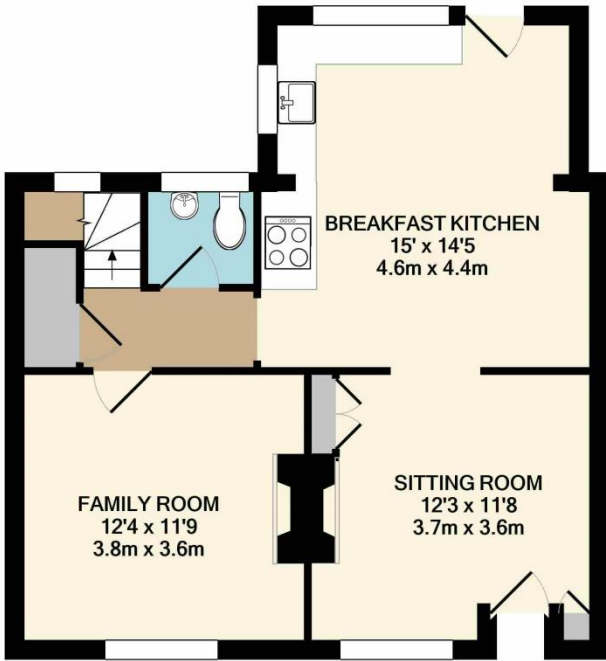
### Rear Garden

Beautiful cottage garden with a stone-built Store/Workshop at the far end. Well-tended lawn, very well stocked shrub beds. NOTE: Rear access/right of way crossing rear of the property. The garden boundary between No-5 and No-7 has been re-aligned.

## COUNCIL TAX

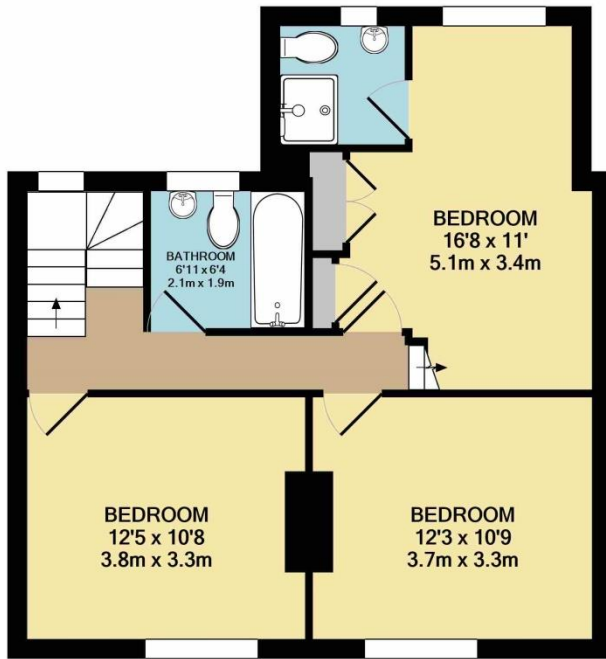
West Oxfordshire District Council - Band D.



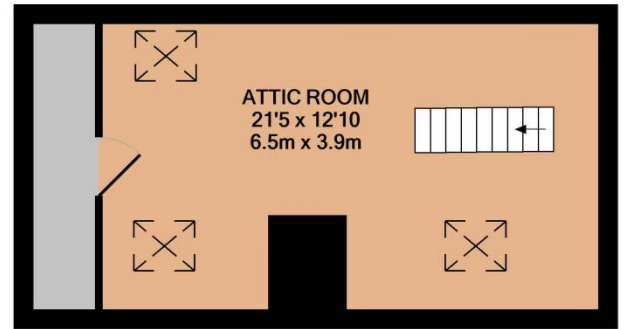


GROUND FLOOR  
APPROX. FLOOR  
AREA 574 SQ.FT.  
(53.3 SQ.M.)

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | 83        |
| (69-80)                                     | <b>C</b> | 73                      |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (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 |           |



1ST FLOOR  
APPROX. FLOOR  
AREA 568 SQ.FT.  
(52.8 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 302 SQ.FT.  
(28.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1444 SQ.FT. (134.2 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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