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Acre End Street
Eynsham, Oxfordshire

Guide Price £400,000



Acre End Street Eynsham, Oxfordshire, OX29 4PA

Guide Price £400,000
Freehold

A double-fronted stone built period Cottage in the very centre of this sought after village within easy reach of the excellent local facilities. The Cottage has retained some original character features including exposed floorboards and fireplaces and benefits from gas central heating and a double width rear garden. The accommodation comprises Sitting Room, Dining Room, Kitchen, Cellar, 3 Bedrooms and Bathroom. The property does offer some potential for rear extension, subject to the necessary consents.



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 Square in the centre of the village proceed west along Acre End Street and the property will be found on your right hand side just beyond The Sportsman public house.

THE ACCOMMODATION

Front Door opening to:-

Sitting Room

Window to front, staircase to first floor, exposed floorboards and tiled floor, wood-burning stove, access to Cellar. Part-glazed door to the rear garden.

Dining Room

Old fireplace feature, recessed storage, latch door to:-

Kitchen

Base and wall units, corner sink, plumbing for washing machine, integrated dishwasher, space for range cooker and extractor hood. Cupboard housing gas fired boiler, window to rear and part-glazed door to rear garden.

On the First Floor

Landing

Access to roof space.

Bedroom 1

Window to front, exposed floorboards, old cast iron fireplace.

Bedroom 2

Window to front, exposed floorboards, old fireplace feature.

Bedroom 3

Window to rear.

Bathroom

Panelled bath, wash basin, WC, window to rear.

OUTSIDE

Rear Garden

Double width cottage garden with lawn and terrace. Old stone outbuilding and outhouse.

AGENT NOTE: We understand there is a historic right of access crossing neighbouring properties although this is currently not in use.

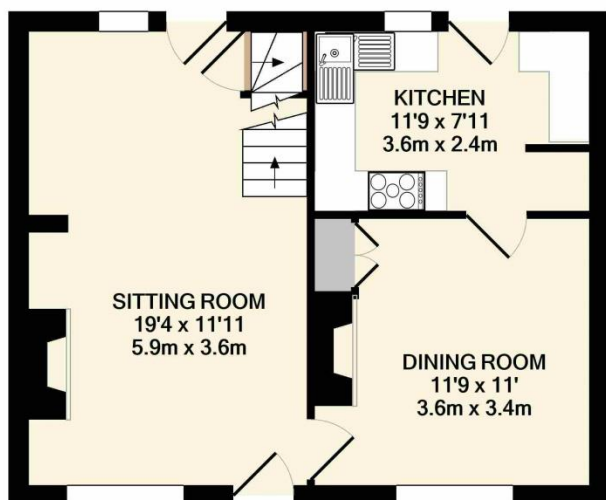
COUNCIL TAX

West Oxfordshire District Council - Band D.

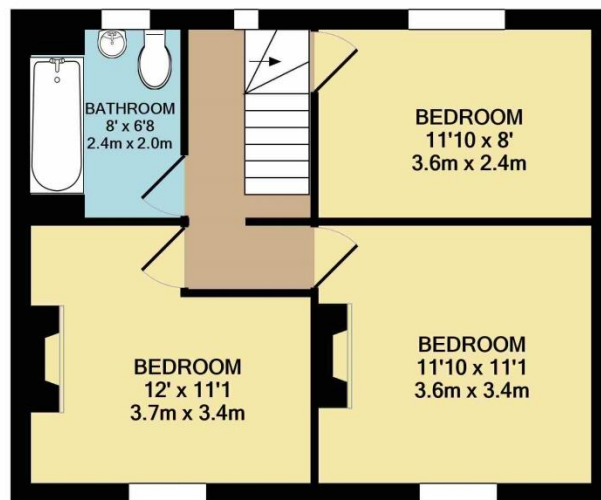
VIEWING

By prior appointment through Abbey Properties on 01865 880697.

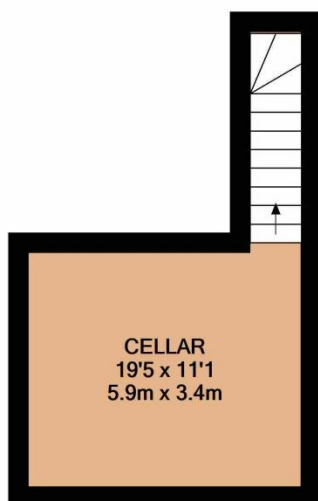




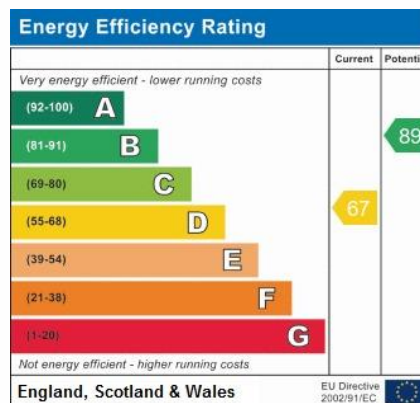
GROUND FLOOR
APPROX. FLOOR
AREA 459 SQ.FT.
(42.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(42.0 SQ.M.)



BASEMENT LEVEL
APPROX. FLOOR
AREA 150 SQ.FT.
(13.9 SQ.M.)



TOTAL APPROX. FLOOR AREA 1061 SQ.FT. (98.6 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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