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**Acre End Street**  
**Eynsham, Oxfordshire**

**Guide Price £335,000**





## Acre End Street Eynsham, Oxfordshire, OX29 4PA

**Guide Price £335,000**  
**Freehold**

A larger than average stone fronted Mid-Terrace Cottage offering surprisingly roomy accommodation due to a two-storey rear extension. The Cottage has a pleasant open plan ground floor with a re-fitted L-shaped Kitchen/Diner, Sitting Room with a lovely fireplace and a Cellar with trap-door access from the Sitting Room that could serve multiple purposes. The first floor comprises 2 Bedrooms, Bathroom and a third Bedroom/home office. There is a rear garden with passage access from the street and gas central heating. 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, Off-Licence, Post Office, Electrical shop, Library, Health Centre, Hairdressers, coffee shops 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.

## THE ACCOMMODATION

### Kitchen/Diner

L-shaped open-plan room with a wide opening leading to the Sitting Room. Kitchen re-fitted in 2020 - base and wall units, integrated fridge and freezer, microwave, tiled splashbacks, timber style worktop, electric oven and induction hob with extractor hood over, plumbing for washing machine, wall mounted gas boiler, tiled floor. Wooden plank style flooring to the Dining Area continuing in to the Sitting Room.

### Sitting Room

Open fireplace with raised brick hearth and chimney breast, exposed brick and stone walls. Staircase to first floor. Pull-up trap door to access Cellar.

### Cellar

Made in to a useable area with laminate flooring, gas/electric meters, extractor fan ventilation. Approx. 6'0" head clearance. Ideal play/work space.

### Landing

Access to roof space.

### Bedroom 1

Exposed stone and brickwork with a feature arch, double glazed window to front.

### Bathroom

White suite comprising panelled bath with shower over, part tiled walls, wash basin and WC, skylight.

### Bedroom 2

A through-room with window to rear.

### Bedroom 3/Office

Window to rear.

## OUTSIDE

### Rear Garden

Passageway access from Acre End Street to rear garden with a locked gate providing additional security. The garden is enclosed in part by an old stone wall and mainly laid to grass. Corner decked terrace, timber shed with light & power, outside tap, two semi-mature trees, secluded area for bins.

NOTE: There is a right of access over the garden for No. 8 and 12 Acre End Street although we are informed by the Vendor this isn't used by the current occupants and the gates have been replaced with fencing. Further information will be provided during the conveyancing process.

### COUNCIL TAX

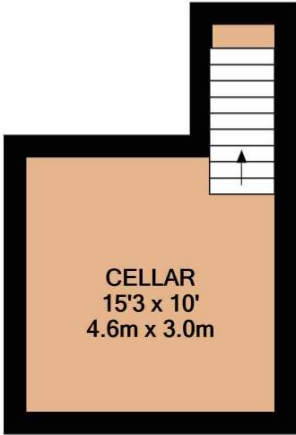
West Oxfordshire District Council - Band C.

### VIEWING

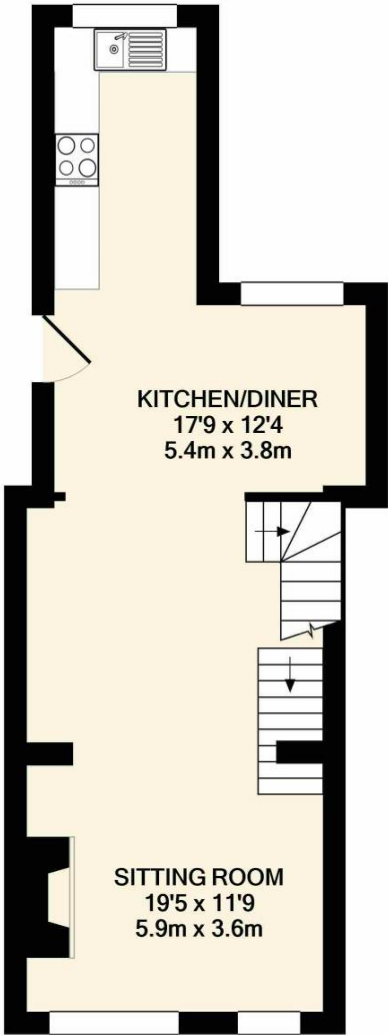
By prior appointment through Abbey Properties on 01865 880697.



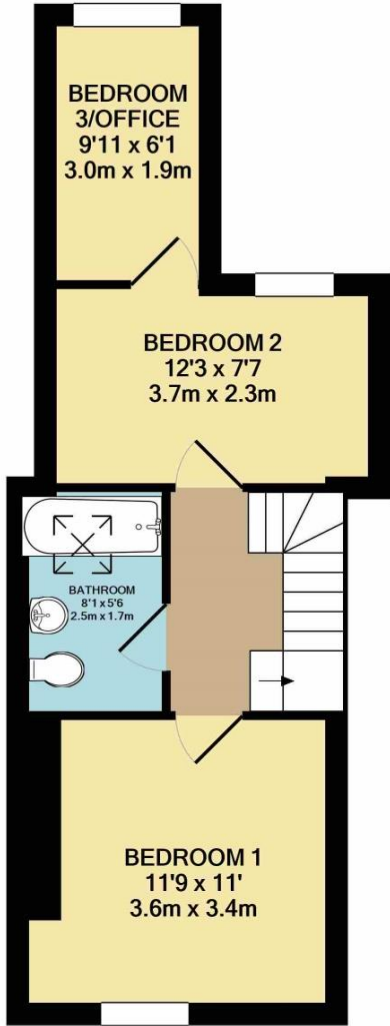
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



CELLAR  
APPROX. FLOOR  
AREA 117 SQ.FT.  
(10.9 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 382 SQ.FT.  
(35.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 368 SQ.FT.  
(34.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 867 SQ.FT. (80.5 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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