

**Bampton Office**  
Market Square, Bampton,  
Oxfordshire, OX18 2JH  
Tel: 01993 851881 / 01865 880697  
bampton@abbeyproperties.tv  
[www.abbeyproperties.tv](http://www.abbeyproperties.tv)



**abbeyproperties**  
independent estate agents



**High Street**  
**Eynsham, Oxfordshire**

**Guide Price £325,000**





## High Street Eynsham, Oxfordshire, OX29 4HE

Guide Price £325,000

Freehold

A handsome stone built 2/3 Bedroom Cottage being one of just two constructed around 2005 in the very heart of the old village surrounded by period properties and close to the excellent local amenities including bus stops to Oxford & Witney within a few steps of the house. The property has well planned accommodation over three floors and a flexible layout offering either 3 Bedrooms or 2 Bedrooms and a Home Office. Other features include double glazing, gas central heating and a walled courtyard garden. The property has been sympathetically designed to blend in with the traditional high street setting and will certainly appeal to those seeking a more individual non-estate home.



## 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

The property is situated just along from the The Square on the High Street next to the Evenlode DIY store.

## THE ACCOMMODATION

### Entrance Lobby

Consumer unit.

### Hall

Staircase to first floor, laminate flooring continuing into the Sitting Room.

### Cloakroom

White suite of pedestal basin and WC, extractor fan.

### Kitchen

Stylish re-fitted Kitchen (2020) with a solid timber worktop, electric double oven, induction hob, integrated fridge, washing machine and dishwasher, tiled splashback and under-counter lighting, sash window to front.

### Sitting Room

Electric coal effect fire with timber mantelpiece, understairs storage cupboard, glazed door to the rear garden.

### On the First Floor

#### Landing

Staircase to second floor, linen/wardrobe cupboard.

#### Bedroom 2

Window to rear.

#### Bedroom 3/Home Office

Sash style window to front.

### Bathroom

White suite comprising panelled bath with tiled surround and shower over, pedestal basin, WC, shaver socket, extractor fan.

### On the Second Floor

#### Landing

Wardrobe/linen cupboard and access to ample eaves storage.

#### Bedroom 1

Sloping ceiling, dormer window to front with views to St. Leonard's Church Tower. Under eaves storage, cupboard housing hot water cylinder.

### En-Suite Cloakroom

Wash basin, shaver socket, extractor fan. Note: WC now removed but the plumbing remains in place for easy re-installation if required.

## OUTSIDE

### Rear Garden

A small rear courtyard garden is enclosed by a high boundary wall and timber panelled fence. The low maintenance garden has paving and a shingle covering.

## COUNCIL TAX

West Oxfordshire District Council - Band D.

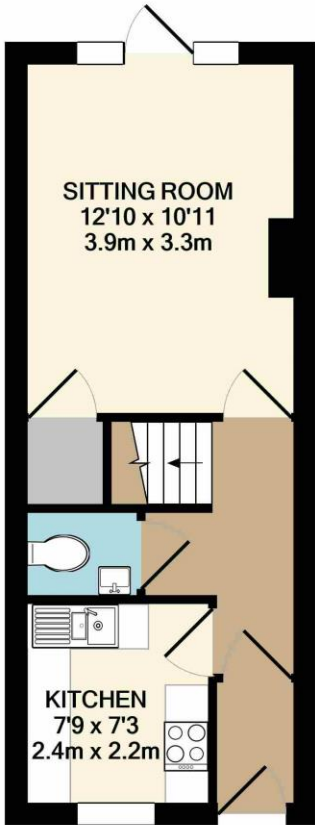
## VIEWING

By prior appointment through Abbey Properties on 01865 880697.

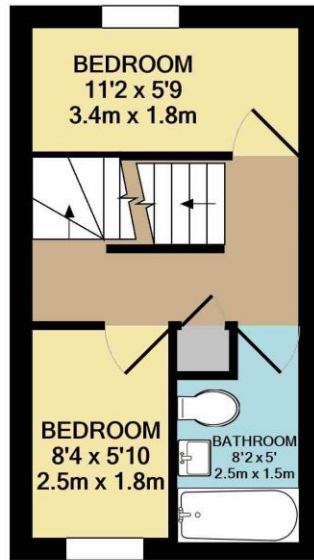




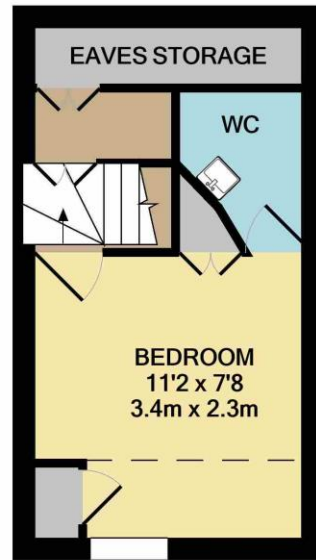
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
APPROX. FLOOR  
AREA 292 SQ.FT.  
(27.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 207 SQ.FT.  
(19.3 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 207 SQ.FT.  
(19.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 707 SQ.FT. (65.7 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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