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**Witney Road**  
**Eynsham, Oxfordshire**

**Guide Price £575,000**





## Witney Road, Eynsham, Oxfordshire, OX29 4PQ

**Guide Price £575,000**

### Freehold

An extended detached house dating from the 1960's with considerable scope for alteration and improvement along with the benefit of large plot backing onto Bartholomew School grounds, now available on the open market for the first time in around 50 years. The property has the footprint of a 4 Bedroom home but is currently arranged as 3 Bedrooms with the 4th Bedroom easily re-instated if required. The house has been extended at the side and rear but still offers a great deal of potential to further improve, subject to the required consents. The large plot is a particular feature with gardens to front & rear, driveway parking and a single garage with access to the property. The accommodation includes a good-sized Sitting Room, Dining/Garden Room, Kitchen, useful Side Lobby with WC & Store, and 3 double Bedrooms (formerly 4). A rarely available opportunity offered for sale with no onward chain.





## 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 & Witney each some 6 miles distant. Shops and facilities in the village include CO-OP and Spar shops, Butcher, Greengrocer, Off-Licence, Library, Post Office, electrical shop, modern Health Centre, Market Garden Delicatessen with Cafe, Beautician, Hairdressers, and a handful of traditional pubs. The village also has a Primary School, and the reputable Bartholomew Secondary School. The community is further buoyed by sports clubs, groups and societies catering for all ages groups and interests.

## DIRECTIONS

From the A40 traffic lights at Eynsham, turn into the village on Witney Road and the property will be found on your left-hand side shortly before Bartholomew School. Satnav: OX29 4PQ

## THE ACCOMMODATION

### Entrance Lobby

#### Hall

Staircase to first floor.

### Sitting Room

Gas fire with chimney, stone hearth and surround, window to front, serving hatch. Glazed door to:-

### Dining/Garden Room

Patio doors to the rear garden, windows to side and rear. Wide archway to:-

### Kitchen

Older style base and wall units, worktop and tiled splashbacks, single drainer 1.25 bowl sink, electric oven and gas hob, understairs storage/larder cupboard. Glazed door to:-

### Side Lobby

Useful store with Belfast sink, plumbing for washing machine, and gas fired boiler. Separate WC with corner basin. Doors to garage and rear garden.

## On the first floor

### Landing

Access to roof space, airing cupboard housing hot water cylinder.

### Bedroom 1

Formerly two rooms, a fourth Bedroom could be reinstated with a partition wall and door from the landing. Windows to front, built-in wardrobe.

### Bedroom 2

Window to rear with views over the garden towards school grounds, wash basin, built-in wardrobe.

### Bedroom 3

Double aspect room, windows to front and rear, wash basin.

### Bathroom

White suite comprising panelled bath with shower over, wash basin, WC, part-tiled walls and tiled floor, windows to rear.



## OUTSIDE

### Single Garage

Up and over door, electric and power. Personal door to Lobby.

### The Garden

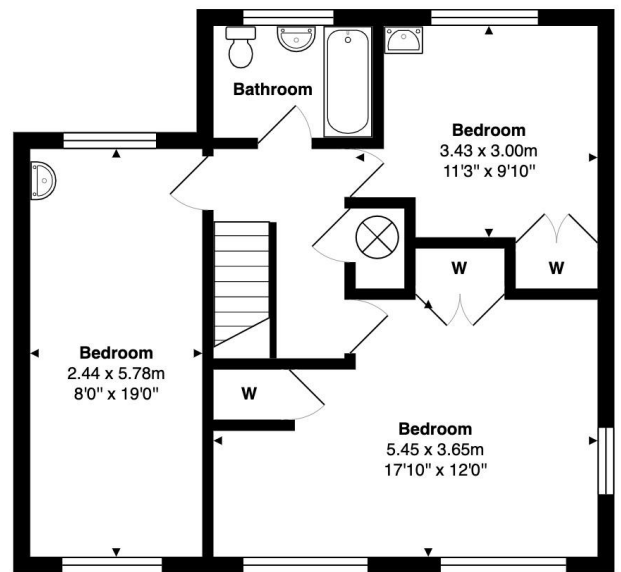
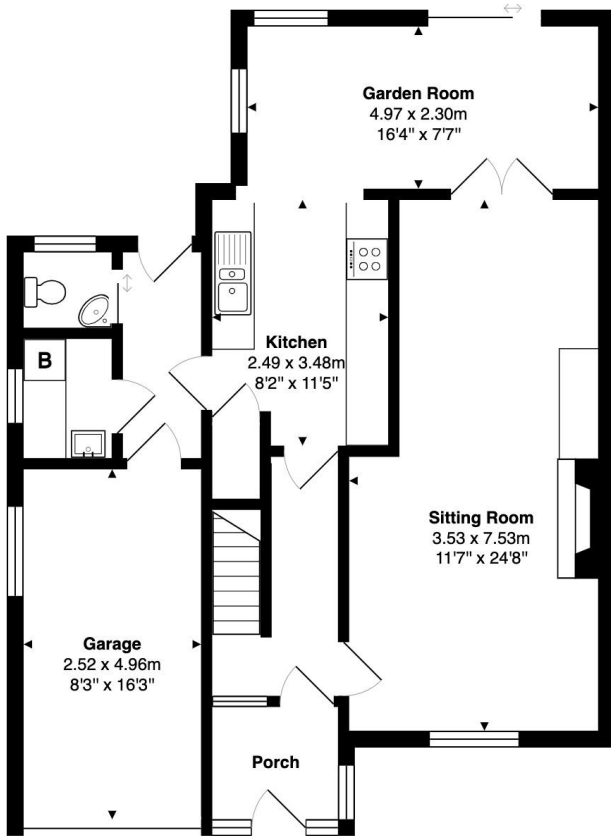
Driveway parking, area of front garden laid to lawn with a border surround, enclosed at the front by a low wall.

Gated side access to the rear garden, very good size, mainly laid to lawn, shrubs beds, timber shed, adjoins school grounds, screened by established conifers.

### COUNCIL TAX

West Oxfordshire District Council - Band E.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		



Ground Floor

Approximate Gross Internal Area

116.3 m<sup>2</sup> ... 1252 ft<sup>2</sup> (excluding porch, garage)

First Floor

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. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such. Drawn by E8 Property Services. www.e8ps.co.uk

