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Witney Road
Eynsham, Oxfordshire

Guide Price £575,000



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Freehold

An individual and well situated extended detached house dating from the 1960's, enjoying a popular non-estate location along with a 120' established garden backing onto the grounds of Bartholomew school. The property has been well cared for over many years but also great potential to update and improve over time. With the footprint of a 4 Bedroom home, the house is currently arranged with 3 double Bedrooms although a 4th Bedroom could easily re-instated if required. The house has been extended at the side and rear and the large plot extending to approximately 200' in length provides gardens to front & rear, driveway parking and a single garage with access to the property. The accommodation comprises Hall, a good-sized Sitting Room, Dining/Garden Room, Kitchen, useful Boot Room with WC & Store, 3 double Bedrooms (formerly 4) and a first floor Bathroom. This is a great opportunity to purchase a home in this very popular village, within a short walk of Bartholomew school, ready for occupation but with the scope for long-term improvement and alteration along with a larger than average plot. 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

Fitted with 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:-

Boot Room

A very useful space with doors to both garage and the rear garden.

Utility area with Belfast sink, plumbing for washing machine, and gas fired boiler. Separate WC with corner basin.

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 Boot Room.

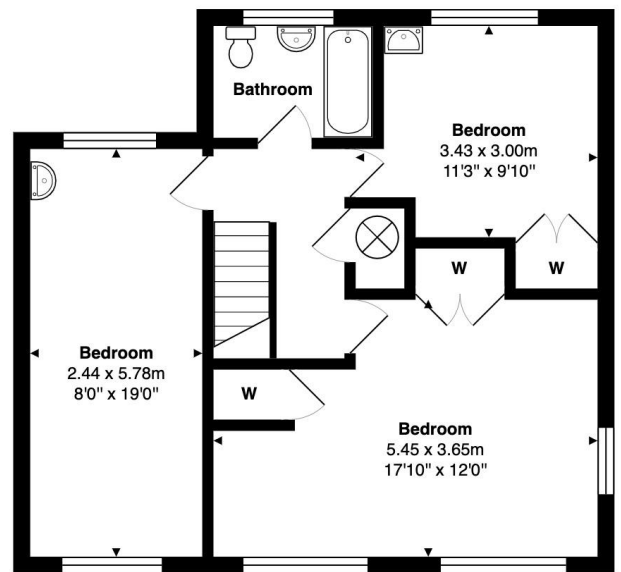
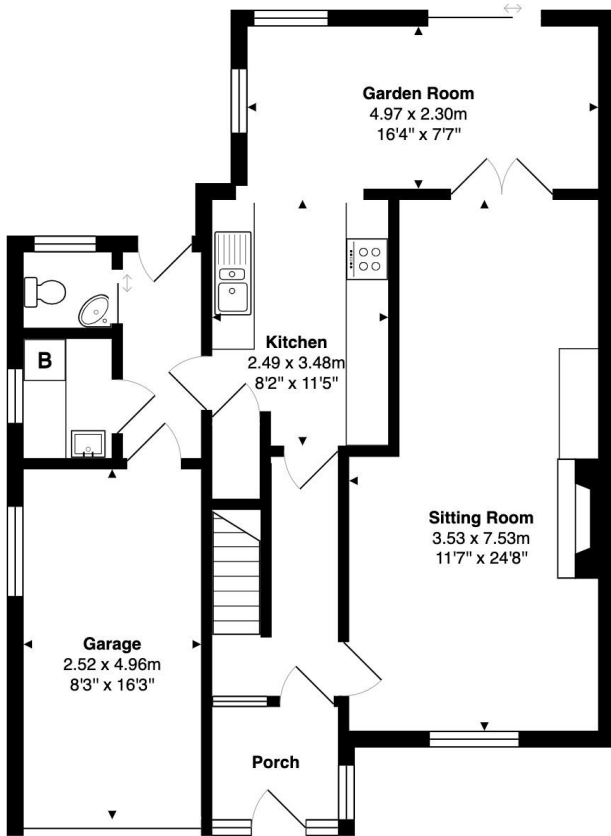
The Garden

Gravelled driveway parking, front garden laid to lawn with a border surround, enclosed at the front by a low wall. Gated side access to the established and good-sized rear garden, approximately 120' in length and mainly laid to lawn, shrubs beds, timber shed, adjoins Bartholomew school grounds at the far end, 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 m² ... 1252 ft² (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.
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