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**Acre End Street
Eynsham, Oxfordshire**

Offers in Excess Of £400,000



Acre End Street, Eynsham, Oxfordshire, OX29 4PA Offers in Excess Of £400,000 Freehold

A delightful double fronted stone-built period Cottage, formed from two cottages we believe in the 1980's, in the very centre of this sought after village within easy reach of the excellent local facilities. The Cottage has retained some original features including exposed floorboards, beams and fireplaces and benefits from gas central heating, uPVC double glazing throughout, and a lovely part-walled larger than average rear garden with a good-sized stone built shed and a further store. The accommodation comprises Sitting Room with wood-burning stove, separate Dining Room, Kitchen, Cellar, 3 Bedrooms (2 double), and a Bathroom refitted to a high standard in 2023. The property also offers potential for alteration and 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, DIY Store, off-licence, post office, Library, medical centre, pharmacy, hairdressers, public gym, coffee shops, Indian restaurant and a several traditional pubs. The village has a primary school, and the highly reputable Bartholomew secondary school. The active community is buoyed by sports clubs and groups 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

Dual aspect with windows to front and rear, staircase to first floor, original exposed elm floorboards and tiled floor, wood-burning stove, access to Cellar. Part-glazed door to the rear garden.

Cellar

Old stone steps, electric light. Note: We understand there is a second cellar with access lost when the properties were joined.

Dining Room

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

Kitchen

Base and wall units, corner sink, plumbing for washing machine, dishwasher included, space for range cooker (by negotiation) and extractor hood, cupboard housing gas fired boiler (replaced 2021), window to rear and part-glazed door to rear garden.

On the first floor

Landing

Access to roof space, window to rear, latch doors to all rooms.

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, exposed floorboards.

Bathroom

Refitted in 2023 with modern white suite of panelled bath with tiled surround and dual shower over, wash basin with cabinet below, concealed cistern WC, window to rear, chrome towel rail.



OUTSIDE

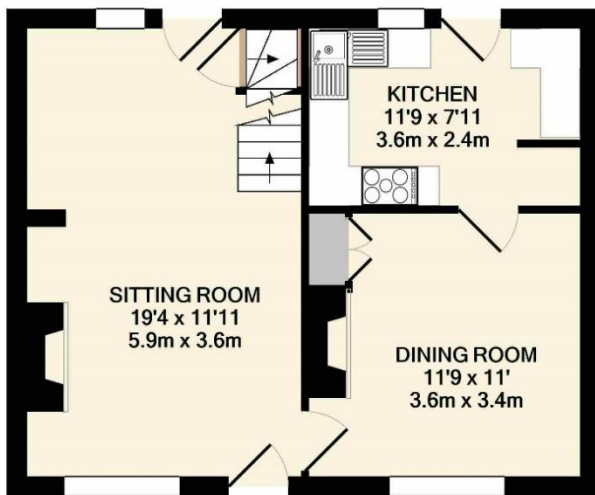
Rear Garden

Double width, larger than average cottage garden with a split-level lawn, terrace, enclosed on two sides by attractive stone wall, raised shrub bed, large stone built shed and brick outbuilding for additional storage. We understand the rear of the property and garden walls were re-pointed with traditional lime mortar in 2023.

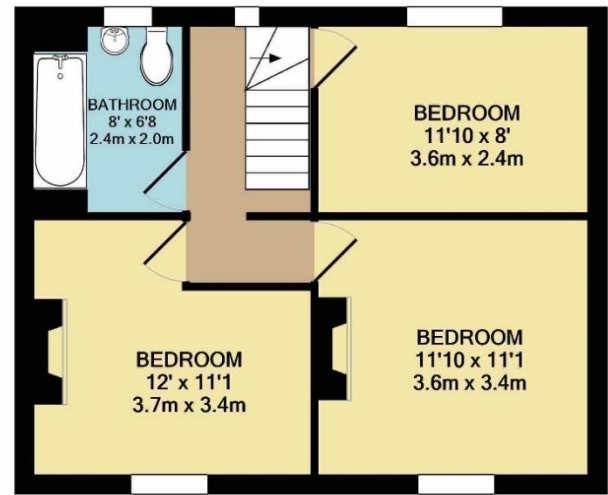
COUNCIL TAX

West Oxfordshire District Council - Band D.

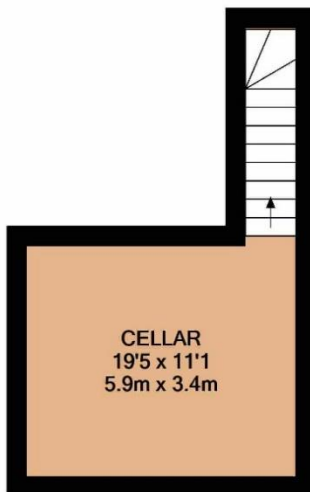
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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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