



**Keith House, Cobbetts Close  
Eynsham, Oxfordshire**



**abbeyproperties**  
independent estate agents

# Keith House, Cobbetts Close

## Eynsham, Oxfordshire, OX29 4FR

### Guide Price £400,000

### Leasehold

A beautifully situated 3 Bedroom apartment constructed around 2017 and forming part of a carefully designed small development in a very sought-after village location, some 6 miles west of Oxford. This high-quality home is finished and presented to a very high standard and offers flexible and well-proportioned accommodation over two floors, with the huge benefit of glorious southerly facing views across a community owned orchard. This unique and discreet setting of elegant houses and apartments offers stylish secure living, orientated towards a village-owned orchard, sympathetically designed to blend in seamlessly with the neighbouring period homes. The properties are set slightly back from the road with private allocated parking and the village centre and its excellent amenities is within a short walk. Features include an entry-phone system, gas fired under-floor heating with individual room thermostats, an impressive open plan Kitchen/Diner/Living space with integrated "Neff" appliances, a second floor Master Bedroom suite with Dressing Area and custom-made shelving/storage, spacious En-Suite Shower, and the beautiful south facing open aspect across the orchard. The versatility of the property, coupled with the impressive room proportions is a particular feature with the accommodation currently arranged with the Kitchen/Living/Dining Room, the hub of the property, Master Bedroom suite, further double Bedroom, a home office/Bedroom 3 and a snug second Reception Room. Eynsham is a very popular and vibrant village on the banks of the River Thames with excellent facilities. Hanborough station c. 4 miles, Estelle Manor c. 4.5 miles, Woodstock c. 6 miles, Soho Farmhouse c. 17 miles.



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

## DIRECTIONS

From the village centre proceed north along Mill Street and turn right into Newland Street. Continue into Cassington Road and Cobbetts Close will be found on your right, beyond the turning for Queen Street.

## THE ACCOMMODATION

### Ground floor entrance and communal staircase to: -

#### Hall

Staircase to second floor, understairs cupboard housing gas fired boiler.

#### Bathroom

Modern white suite comprising panelled bath with shower over, screen and tiled surround, wash basin in cabinet with drawers below, concealed cistern WC, tiled floor, chrome upright towel rail, obscured glass window to rear.

#### Bedroom

Double room with window to rear and views to Cassington Road.

#### Lounge/Snug

A cosy rear-facing reception room or even an occasional 4th Bedroom if required.

## Kitchen/Diner

An impressive feature of the property being a large light and airy open plan space with south-facing front views onto the community owned orchard.

The Kitchen area comprises contemporary base and wall units with matching worktops, tiled splashbacks and integrated "Neff" appliances. Electric oven, microwave, fridge/freezer, gas hob with extractor hood over, dishwasher, washing machine, stainless steel single drainer 1.25 bowl sink.

## On the second floor

### Master Bedroom suite

Feature sloping ceiling and leaded light dormer window with front facing southerly view over the Peace Oak orchard. Fantastic walk-in Dressing Area with custom made shelving/storage, built-in wardrobe cupboard, dormer window to rear.

### En-Suite Shower

Large walk-in tiled shower, wash basin in vanity unit, concealed cistern WC, tiled floor, chrome towel rail, storage cupboard, leaded light dormer window to rear.

### Bedroom 3/Home Office

Dormer window to front with south-facing views to the Peace Oak Orchard.

## OUTSIDE

### Parking

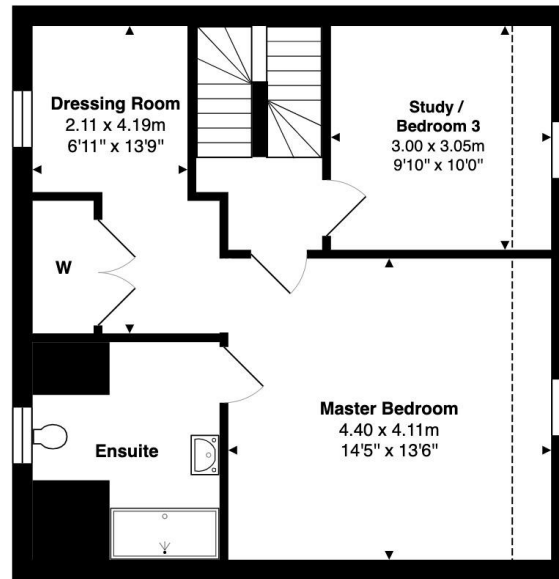
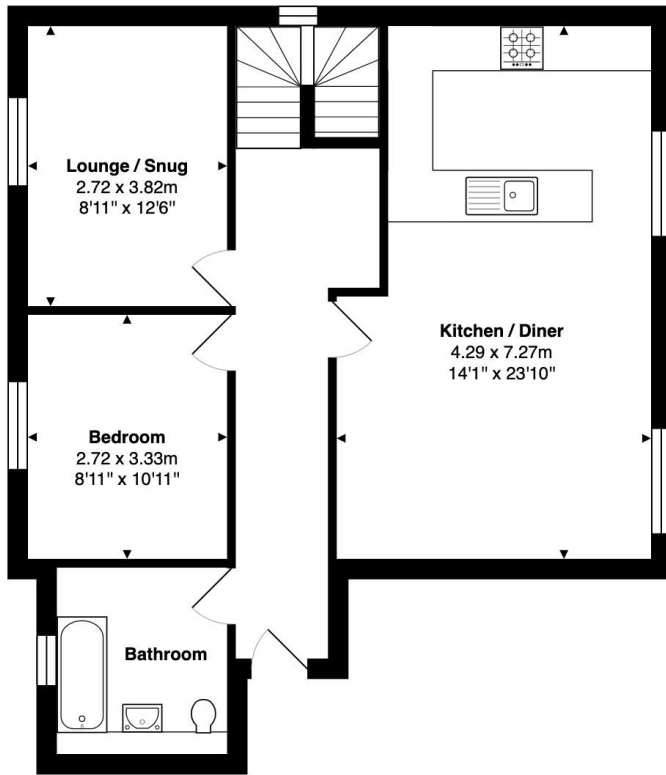
One allocated parking space at the front of the property, two further visitor spaces.

### Tenure

Original Lease of 150 years with 142 remaining.

We understand the ground rent is £250.00 per annum (review 1 Jan 2027) and the current service charge is approximately £1908.00 per annum. Managing Agent: Peerless Properties (Oxford).





**Second Floor**

**First Floor**



Approx. Gross Internal Area: 121.3 m<sup>2</sup> ... 1306 ft<sup>2</sup>

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 purposes only and should be used as such.

Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)

**Energy Efficiency Rating**

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85   B	85   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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