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Hazeldene Close
Eynsham, Oxfordshire

Guide Price £650,000



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A superb three-storey family home dating from 2012, being the only one of its type on a smaller well planned development on the east side of the village within walking distance of the excellent local amenities. The property is constructed to the "Ashdown" design and offers beautifully proportioned 4 Bedroom accommodation over three floors and a design that provides considerable flexibility and living options rendering an internal inspection absolutely essential. Furthermore, the house enjoys a fantastic position on the edge of the development close to a playing field, nearby riverside walks, and the Bitterell footpath with the village centre and excellent facilities just a short walk away. Features of the property include a wide welcoming hall, spacious home office, breakfast kitchen/diner and separate laundry room, a first floor double aspect lounge, en-suite master bedroom, three further bedrooms (2 double), bathroom and shower room. The second floor would make an ideal independent space for an older child. The property boasts excellent storage throughout, a surprisingly private and well-tended garden and a detached garage with ample drive-through parking in front. An individual property with versatility, impressive accommodation and an enviable position, viewing highly advised.



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. 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 A40 Eynsham roundabout proceed south on the B4449, continue straight on at the mini-roundabout, and take the next turning on your right into Hazeldene Close. Follow the road into the development and the property will be found on your left before the road bears left.

THE ACCOMMODATION

Hall

A wide welcoming hall, part-glazed door to rear garden. Coats cupboard, second storage cupboard housing gas fired boiler.

Cloakroom

WC, wash basin, tiled floor, part-tiled walls.

Home Office

Window to front.

Laundry Room

Tiled floor, integrated washing machine, base unit and worktop with tiled splashback.

Breakfast Kitchen/Diner

Range of base and wall units, worktop, tiled splashback and single drainer 1.25 bowl sink, built-in electric double oven, fridge/freezer, dishwasher, gas hob and extractor hood. Ample space for table, tiled floor, glazed double doors and window to rear garden.

First Floor Landing

Staircase to second floor, window to rear, linen cupboard housing hot water cylinder.

Lounge

Double aspect room with windows front and rear.

Master Bedroom

Windows to rear.

En-Suite Shower

Mosaic tiled shower cubicle, WC, pedestal basin, tiled floor, part-tiled walls.

Bedroom 2

Window to front.

Bathroom

White suite comprising panelled bath, pedestal basin, WC, tiled floor, part-tiled walls (mosaic), window to front with deep sill.

Second floor landing

Two large storage cupboards with hanging rails.

Bedroom

A lovely double aspect bedroom with dormer windows front and rear, sloping ceilings, access to roof void.

Bedroom

Dormer window to front, deep wardrobe cupboard with hanging rail. Currently used as a snug/TV room.

Shower Room

Mosaic tiled shower cubicle, WC, pedestal basin, tiled floor, part-tiled walls.



COUNCIL TAX

West Oxfordshire District Council - Band E.

OUTSIDE

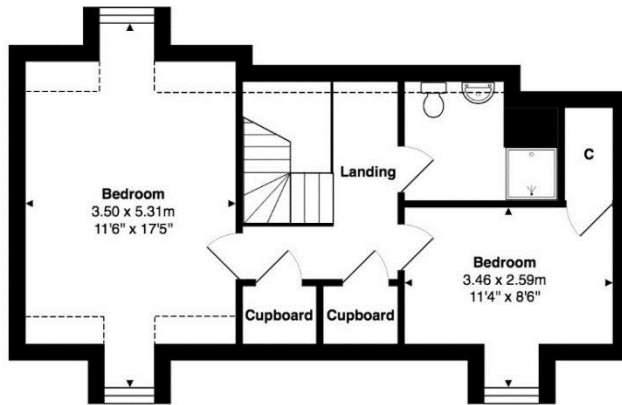
Single Garage

Detached with a pitched roof. Up and over door, electric light and power, roof storage options - not boarded.

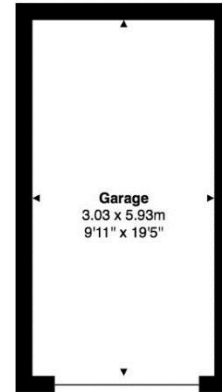
The Garden

Small front garden planted with various shrubs. Block-paved drive-through driveway parking for 2-3 cars in front of the garage. Gated side access to the rear garden. This is well tended and surprisingly secluded comprising paved terrace, lawn, shrub beds and a raised circular sun terrace to catch the evening sun. It also has twin electric sockets. The garden is completely enclosed, in part by a high laurel hedge providing good seclusion.

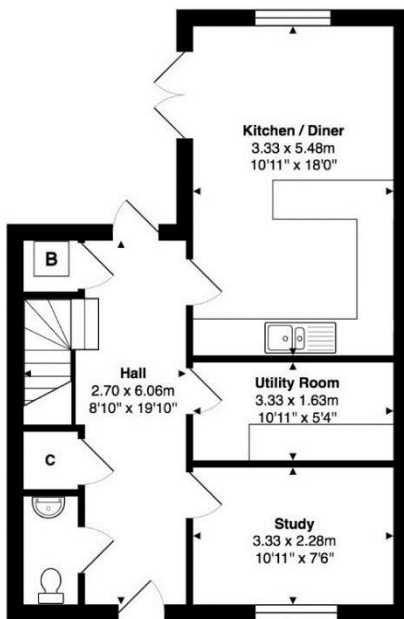
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



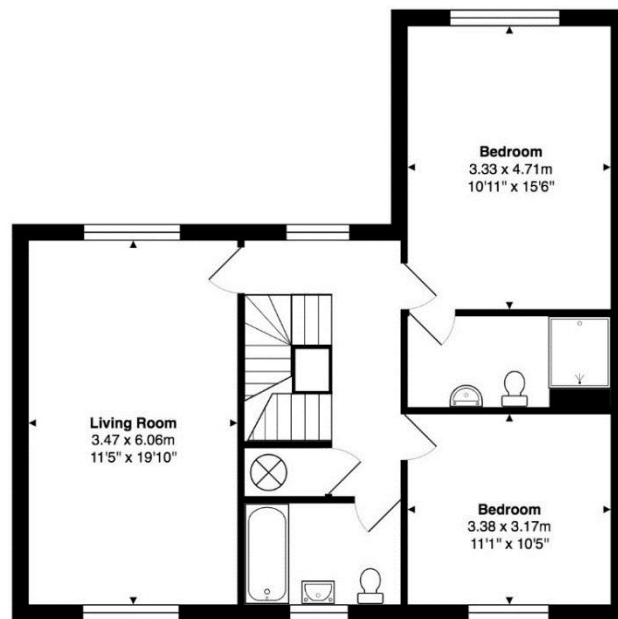
Second Floor



Garage



Ground Floor



First Floor

Approximate Gross Internal Area

Main House 165.7 m² / 1784 ft²
 Garage 17.9m² / 193 ft²
 Total 183.6m² / 1969ft²

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

