

1 Abbey Street, Eynsham,
Oxfordshire, OX29 4TB
Tel: 01865 880697 / 01993 851881
eynsham@abbeyprops.com
www.abbeyprops.com



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**Hanborough Road
Eynsham, Oxfordshire**

Guide Price £400,000



Hanborough Road, Eynsham, Oxfordshire, OX29 4LS

Guide Price £400,000 **Freehold**

A substantial 4 Bedroom end of terrace house standing in a very good-sized plot in an established non-estate location a short walk from the old village centre. The property is in need of updating and improvement throughout but at the same time offers a huge amount of scope for imaginative extension and alteration, subject to consents. The property has a large driveway/front garden allowing parking for several vehicles, a large rear garden enjoying a westerly aspect and a sizeable, boarded loft space with roof-light with conversion potential. The accommodation currently includes a ground floor shower room, sitting room, dining room, kitchen, spacious landing, 4 bedrooms, bathroom and wc. End of chain sale, viewing is recommended.



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 A40 Eynsham roundabout take the first turning right into the village and follow this road which becomes Hanborough Road. As you continue into the village the property will be found on your right-hand side. Satnav: OX29 4LS

THE ACCOMMODATION

Hall

Staircase to first floor.

Shower Room

Shower cubicle, WC, pedestal basin, window to side.

Sitting Room

Window to front, fireplace - is this an open, useable fireplace?

Kitchen

Older style base and wall units, single drainer sink, plumbing for washing machine, electric cooker point, wall mounted gas boiler, window to side and sliding doors to:-

Conservatory

Older style uPVC framed with sloping roof. Door to garden.

Dining Room

Exposed boards, window to rear, fireplace (currently sealed).

On the first floor

Landing

Spacious landing with loft-ladder access to a large mainly boarded roof space with rooflight. Airing cupboard housing hot water cylinder.

Bedroom 1

Exposed boards, window to side.

Bedroom 2

Window to rear, old fireplace feature.

Bedroom 3

Exposed boards, window to front.

Bedroom 4

Window to front.

Bathroom

Panelled bath, pedestal basin, tiled walls, window to side.

WC

Seperate WC.



OUTSIDE

Single Garage

Detached sectional construction with up and over door.

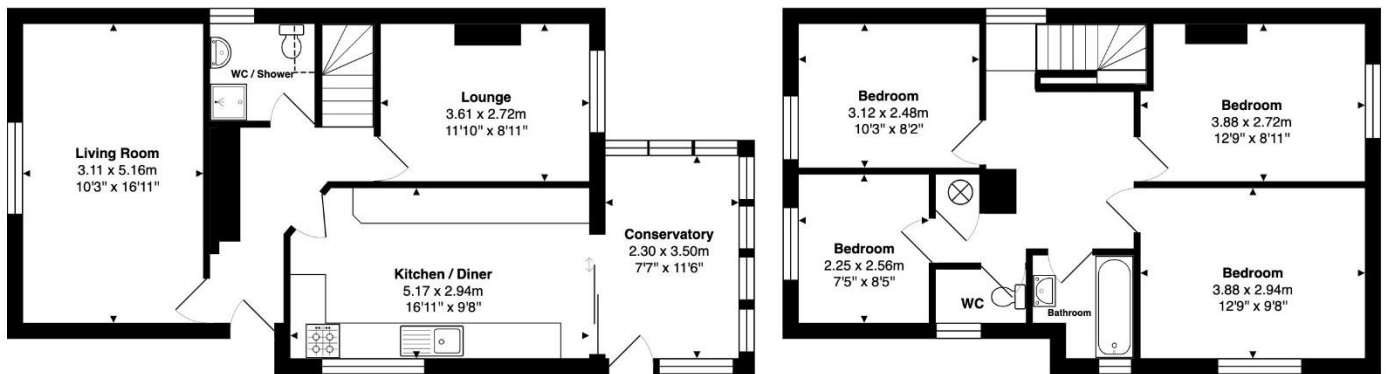
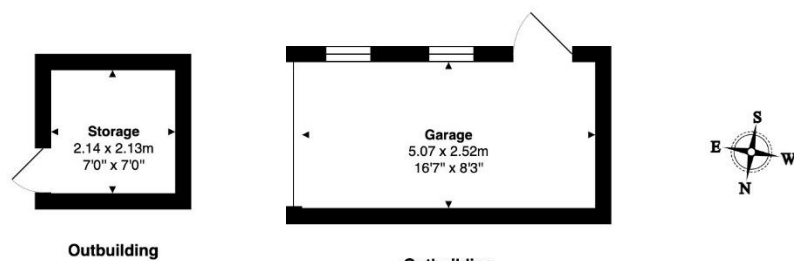
The Garden

A very good-sized plot. The front garden has a block-paved driveway with the remainder gravelled and offering ample parking for several vehicles. Gated pedestrian access to the rear garden. This is a good size and enjoys a westerly aspect. Largely untended but there is plenty of scope here to create a fabulous garden. Currently comprises paved terrace, lawn, old bases for outbuildings and a garden store. NOTE: There is a pedestrian right of access across the garden in favour of the neighbouring property.

COUNCIL TAX

West Oxfordshire District Council - Band D.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	53 E	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor

Approximate Gross Internal Area

Main House 116.5 m² / 1254ft²
 Garage 12.8 m² / 138ft²
 Storage 4.6 m² / 49ft²
 Total 134m² / 1441 ft²

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.
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