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Acre End Street
Eynsham, Oxfordshire

Guide Price £850,000



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Freehold

Mulberry Cottage is an attractive and individually built village house dating from 1986, standing in a lovely part-walled plot in the old village within walking distance of the excellent local amenities, schools and bus stops to Oxford and Witney, within a few steps of the property. The house and gardens have been well maintained and lovingly cared for by the current owner although there is plenty of scope for updating, alteration and possible extension, subject to the necessary consents. The accommodation includes a double aspect Sitting Room with fireplace, separate Dining Room, Conservatory, a good sized Breakfast Kitchen, a large En-Suite Master Bedroom with walk-in wardrobe, 3 further Bedrooms and a Family Bathroom with modern white suite. The well tended gardens are a particular feature with a gated gravelled driveway, single garage and a lovely established rear garden. Individual family homes such as this are few and far between in central Eynsham and viewing is highly 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 in the village include CO-OP and Spar shops, Butcher, Greengrocer, Off-Licence, Post Office, Electrical shop, Library, modern Health Centre, Hairdressers, Gym, Coffee shops, Indian Restaurant and a handful of traditional pubs. The village also has Toddler groups, a Primary School and the highly reputable Bartholomew Secondary School. The community is buoyed by sports clubs and societies catering for all age groups and interests.

DIRECTIONS

From the A40 Eynsham traffic lights drive into the village on Witney Road passing Bartholomew School on your left and bear left at the mini-roundabout into Acre End Street where the property will be found after a short distance on your left.

THE ACCOMMODATION

Entrance Lobby

Quarry tiled floor. Glazed door to:-

Hall

Staircase to first floor, understairs cupboard.

Sitting Room

Open fireplace, window to front, glazed door to the rear garden.

Dining Room

Glazed door to Conservatory and archway to the Kitchen.

Conservatory

uPVC framed, double glazed, on a dwarf stone wall. Double doors to the rear garden.

Kitchen

Pine fronted base and wall units on three walls, breakfast bar, ample worktop, tiled splashback, stainless steel single drainer 1.25 bowl sink, electric double oven and hob, extractor hood, plumbing for dishwasher, space for fridge/freezer. Door to garage.

Utility/Cloakroom

WC, wash basin, plumbing for washing machine, space for dryer, cupboard housing hot water cylinder and "Worcester" gas fired boiler.

First Floor Landing

Access to roof space.

Bedroom 1

Fitted Bedroom furniture, window to front, walk-in wardrobe/store.

En-Suite Shower

Tiled cubicle, concealed cistern WC, wash basin, tiled walls, window to rear.

Bedroom 2

Windows to front, wardrobe/linen cupboard.

Bedroom 3

Window to rear, built-in wardrobe.

Bedroom 4

Window to front.

Bathroom

Modern white suite comprising panelled bath with shower over and screen, wash basin in vanity unit, concealed cistern WC, fully tiled, window to rear.



OUTSIDE

Garage

Up and over door, personal door to the Kitchen, electric light and power, cold water tap.

The Garden

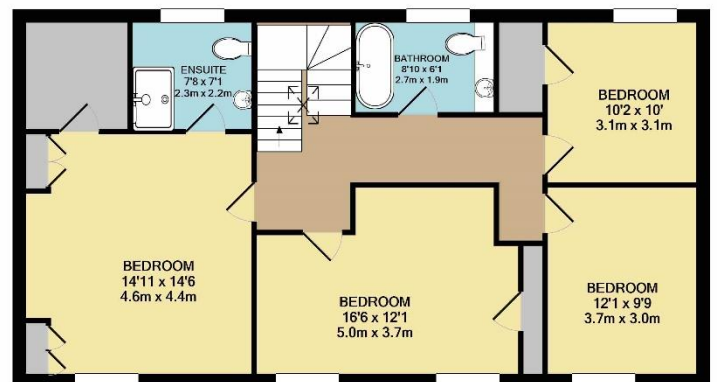
The established garden is a particular feature. Fully enclosed front garden with a five bar gate and boundary walls on three sides. A large gravel driveway with turning space gives ample off-road parking, shrub and flower beds, mature Yew Tree. Gated pedestrian access either side of the house to the rear garden. The beautifully tended garden has a large paved terrace, lawn, well stocked flower beds and borders and a fine old mulberry tree.

COUNCIL TAX

West Oxfordshire District Council - Band F.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 2144 SQ.FT. (199.2 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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