

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



**abbeyproperties**  
independent estate agents



**Swan Street**  
**Eynsham, Oxfordshire**

**Guide Price £525,000**



**Swan Street, Eynsham, Oxfordshire, OX29 4HU**

**Guide Price £525,000**

**Freehold**

An individually built detached house dating, we believe, from the 1920's and now offering fantastic scope for imaginative updating with the potential to create an individual home with character in the centre of the old village, a short walk from the excellent local amenities. The accommodation comprises a hall with quarry tiled floor, sitting room and lounge both with fireplaces and exposed floorboards, a ground floor home office/playroom/bedroom, and a dining room off the kitchen with considerable scope to open up for a Kitchen/Diner, subject to consents. On the first floor are 4 bedrooms and a large bathroom with shower. A third double bedroom could be created from the two smaller bedrooms and there is scope for an en-suite shower in the main bedroom, subject to consents. The plot is not large but boasts front and rear gardens along with driveway parking and a garage. The house has some lovely features and significant potential to improve over time, and furthermore represents a unique opportunity to acquire a traditional and unspoilt detached home in the old village conservation area. End of chain sale.



## 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

The property is situated close to our office, on the left-hand side as you drive along Swan Street towards Station Road. Satnav: OX29 4HU

## THE ACCOMMODATION

### Hall

Quarry tiles, staircase to first floor.

### Cloakroom

WC, wash basin.

### Sitting Room

Exposed floorboards, fireplace with tiled surround, recessed shelving and storage, window to rear, picture rail, exposed beams.

### Lounge

Exposed floorboards, fireplace with tiled surround, recessed shelving, picture rail, exposed beam.

### Dining Room

Exposed floorboards, windows to front, large larder/storage cupboard with plumbing for washing machine.

### Kitchen

White shaker style base and wall units, worktop, part tiled walls, window to side, built-in electric oven, gas hob, extractor hood, plumbing for dishwasher, laminate floor.

### Home Office/Bedroom

Window to front.

### On the First Floor

### Landing

Access to roof space, window to side.

### Bedroom 1

Windows side and rear, fitted wardrobe.

### Bedroom 2

Window to side.

### Bedroom 3

Window to front.

### Bedroom 4

Window to front.

### Bathroom

White suite comprising corner bath, pedestal basin, WC, bidet, shower cubicle, window to side.



**OUTSIDE**

**Single Garage**

Up and over door.

**The Garden**

Front garden enclosed in part by an old stone wall. Mainly laid to lawn, driveway parking and access either side of the house to the rear garden. The south facing rear garden is enclosed mainly by block and brick walls and has a patio area and lawn.

**AGENT NOTE**

The property had repairs for subsidence carried out in 2003. Paperwork is available for inspection.

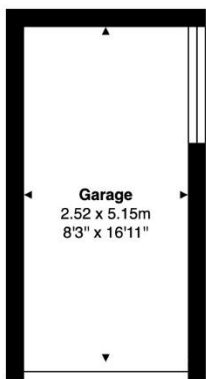


**COUNCIL TAX**

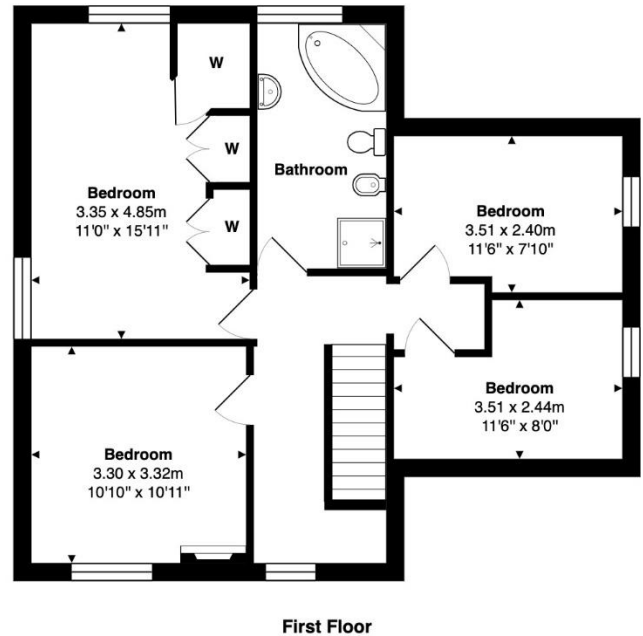
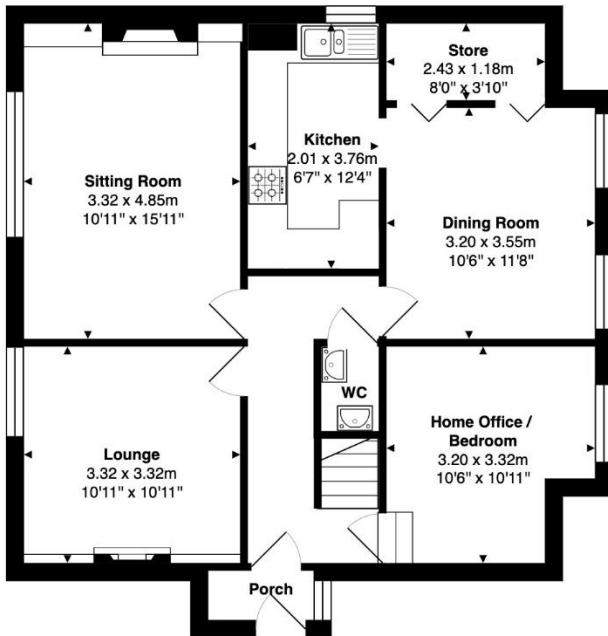
West Oxfordshire District Council - Band F.

**Energy Efficiency Rating**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D		
39-54	E	47   E	
21-38	F		
1-20	G		



**Outbuilding**



**Ground Floor**



Approx Gross Internal Area 148.3 m<sup>2</sup> ... 1596 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