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Saywell Crescent
Eynsham, Oxfordshire

Offers in Excess Of £600,000



Saywell Crescent, Eynsham, Oxfordshire, OX29 4FX Offers in Excess Of £600,000 Freehold

A superbly proportioned 4 Bedroom detached house finished and presented to a good standard, enjoying a lovely position in a more recently constructed and well-planned development close to open countryside, Bartholomew school and a short walk from the old village centre and local amenities. The property comprises a spacious hall, home office/snug, a very useful utility/cloakroom, sitting room with french doors to the rear garden, and a fabulous double aspect and fully integrated family kitchen/diner. On the first floor are 4 bedrooms, en-suite shower and family bathroom. The property has stylish window shutters at the front, a single garage, and a driveway with ample parking. The development also has a very pleasant communal green area with paths linking to Chilbridge Road and a network of footpaths and beautiful walks over open farmland. End of chain sale - 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 to 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, Library, modern Health Centre, Hairdressers, Gym, Coffee shops, Indian Restaurant and a handful of traditional pubs. Also, Toddler groups, a Primary School, and the highly reputable Bartholomew Secondary School. The active community is buoyed by sports clubs and societies catering for all age groups and interests.

DIRECTIONS

From the A40 Eynsham traffic lights proceed into the village on Witney Road and take the turning on your right (opp. Bartholomew School) into Thornbury Road. Follow the road and turn second right into Saywell Crescent where the property will be found on your left.

THE ACCOMMODATION

Hall

Staircase to first floor, understairs cupboard, attractive "plank style" tiled flooring continuing into the Kitchen.

Home Office/Snug

Window to front.

Utility/Cloakroom

Base units with worktop, integrated washing machine, stainless steel sink, WC, tiled flooring.

Sitting Room

French doors to the rear garden.

Family Kitchen/Diner

Fabulous double aspect room with window to front, French doors to the rear garden and a wide opening, part-dividing the Kitchen and Dining Area. Contemporary base and wall units, worktop, stainless steel 1.25 bowl sink, integrated electric double oven, five-ring gas hob with glass splashback and extractor hood, dishwasher, fridge/freezer, cupboard housing gas fired boiler.

On the first floor

Landing

Access to roof space, cupboard housing pressurised hot water cylinder.

Bedroom 1

Window to front.

En-Suite Shower

Tiled shower cubicle with folding shower screen, pedestal basin, WC, tiled floor and part-tiled walls, chrome upright towel rail.

Bedroom 2

Window to front.

Bedroom 3

Window to rear.

Bedroom 4

Window to rear.

Bathroom

White suite comprising panelled bath with shower over, pedestal basin, WC, tiled floor and part-tiled walls, window to rear, chrome upright towel rail.





OUTSIDE

Single Garage

At the side of the property with up and over door. Driveway parking in front with space for approximately 2-3 cars.

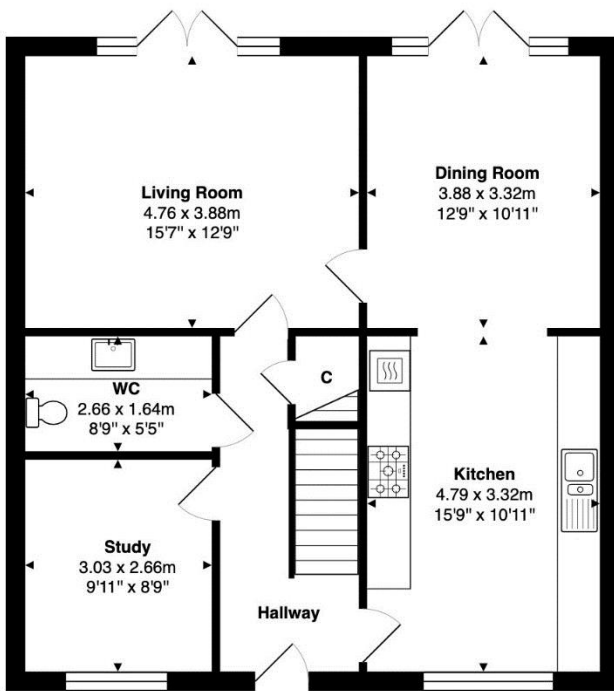
The Garden

Open plan front garden planted with a variety of shrubs. Gated side access to the rear garden which is west facing, enclosed by garage flank walls and close board fencing. The garden comprises paved terrace, lawn, shrub bed and ornamental trees, outside tap.

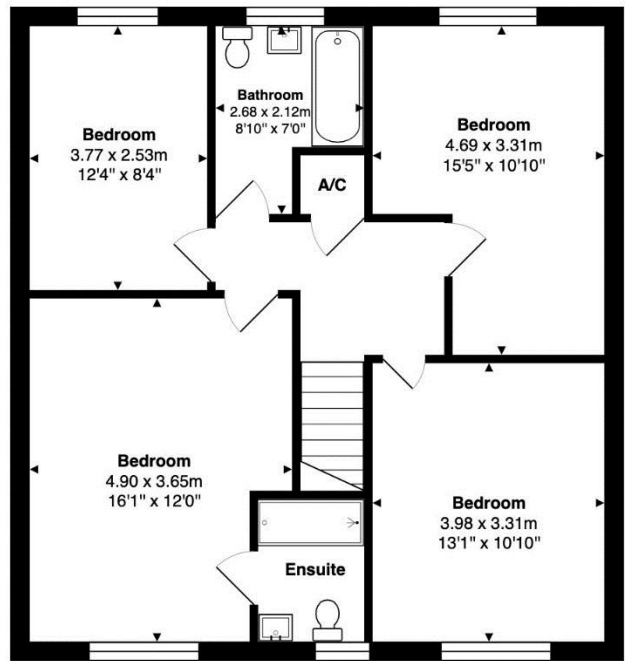
COUNCIL TAX

West Oxfordshire District Council - Band F.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	93 A
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Approx Gross Internal Area 144.2 m² ... 1552 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 purpose only and should be used as such.

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