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**Station Road  
Eynsham, Oxfordshire**

**Guide Price £425,000**





## Station Road, Eynsham, Oxfordshire, OX29 4HX

**Guide Price £425,000** **Freehold**

A Victorian semi-detached Cottage enjoying a lovely position on the edge of the village next to the protected Abbey Fishponds site that provides a delightful and more rural aspect, yet within a short walk of the village centre and the wonderful local amenities. The property has been well maintained and cared for, and sympathetically updated by the current owner who've been careful to retain some period features including fireplaces, a striking brick chimney breast feature in the Kitchen, and stripped panelled doors. Other features include timber framed double glazing in-keeping with the cottage with sash style to the front elevation, gas central heating, and a very pleasant garden lying on three sides with a useful side access to the rear garden. The accommodation comprises a welcoming tiled hall, sitting room with fireplace, a spacious kitchen/diner overlooking the rear garden, 2 double bedrooms and first floor bathroom. The cottage is offered for sale with no onward chain and viewing is 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 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. The village also has 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 village centre proceed along Station Road and the property will be found on your left-hand side.

## THE ACCOMMODATION

### Hall

Tiled floor continuing into the kitchen, staircase to first floor with understairs cupboard. Stripped panelled door to:-

### Sitting Room

Victorian tiled fireplace with decorative surround, mantelpiece and tiled hearth, modern sash double glazed window to front with folding period style shutters.

### Kitchen/Diner

Base and wall units with worktop and tiled splashback, stainless steel single drainer sink, built-in electric oven, electric hob with extractor hood over, dishwasher, plumbing and space for washing machine, old fireplace feature with brick chimney breast, double glazed window to rear garden and part-glazed timber double doors to rear.

## On the first floor

### Landing

Access to roof space, stripped panelled doors to all rooms.

### Bedroom 1

Modern sash style windows to front, cast iron fireplace feature, built-in wardrobe.

### Bedroom 2

Cast iron fireplace feature, double glazed period style window to rear.

### Bathroom

Panelled bath with shower over and tiled surround, pedestal basin, WC, chrome towel rail, period style window to rear, airing/linen cupboard housing 'Worcester' gas fired boiler.





## OUTSIDE

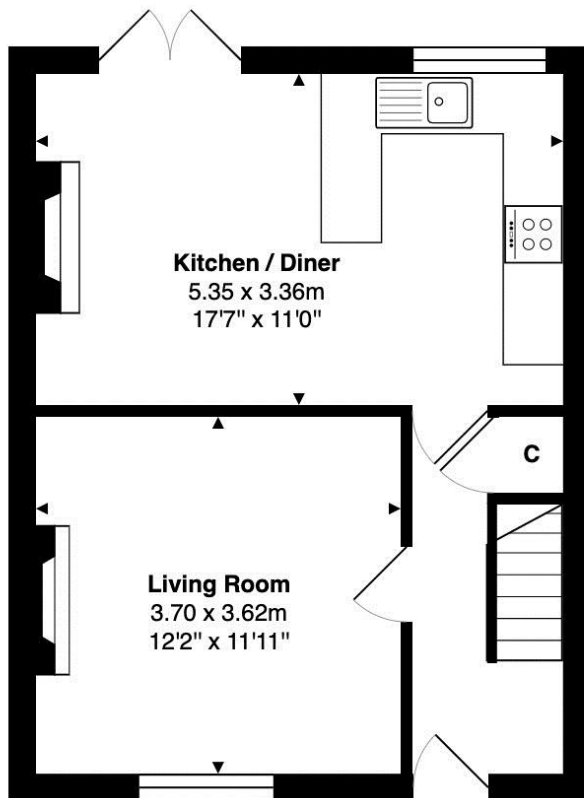
### The Garden

Lies on three sides of the property. Small front garden enclosed by a low brick wall. This leads to a pleasant area of side garden planted with shrubs. Gated side access to the rear garden comprising patio, lawn and shrubs. The Chilbrook runs alongside the garden with the protected 'Abbey Fishponds' site and circular walk beyond.

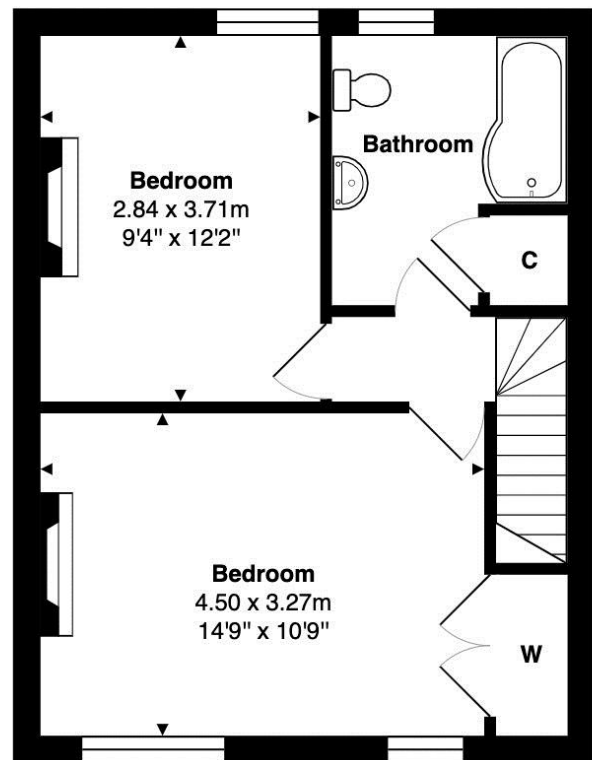
### COUNCIL TAX

West Oxfordshire District Council - Band D.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Approx Gross Internal Area 76.0 m<sup>2</sup> ... 818 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.

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