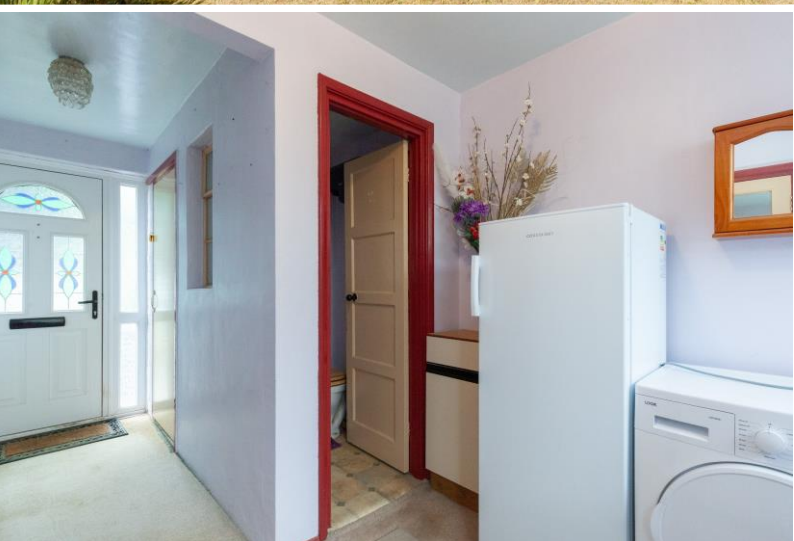


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**Wytham View**  
**Eynsham, Oxfordshire**

**Guide Price £325,000**



## Wytham View, Eynsham, Oxfordshire, OX29 4LU

**Guide Price £325,000** **Freehold**

A roomy 3 Bedroom former local authority property dating from the post-war 1950's era. The property requires modernisation but also comes with great scope for alteration and improvement in this established village setting close to the centre of Eynsham. The accommodation comprises hall, cloakroom, kitchen, sitting room, a rear lean-to and useful store, 3 bedrooms and shower room. Features from the period include floorboards, a fireplace (sealed) and picture rails. The house has a great deal of potential at a realistic price and is offered for sale with no onward chain.



## 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, Health Centre, Market Garden Delicatessen with Cafe, Beautician, Hairdressers and a handful of traditional pubs. The village has Toddler groups, Primary School, and the reputable Bartholomew Secondary School. An active community buoyed by sports clubs and societies catering for all age groups and interests.

## DIRECTIONS

From the A40 Eynsham roundabout take the first turning on your right into Eynsham village and follow the road. Wytham View will be found on your left, take the second turning into the close.

## THE ACCOMMODATION

### Hall

Storage cupboard, staircase to first floor, door to rear lean-to.

### Cloakroom

WC.

### Kitchen

Older style base and wall units, single drainer sink, plumbing for washing machine, electric cooker point, larder cupboard, window to rear garden.

### Sitting Room

Double aspect room, former fireplace (currently sealed), understairs recess.

### Lean-to

Doors to rear garden and very useful brick-built workshop/storage.

## On the first floor

### Landing

Access to roof space, window to front, airing cupboard housing hot water cylinder.

### Bedroom 1

Double aspect room with windows front and rear, picture rail.

### Bedroom 2

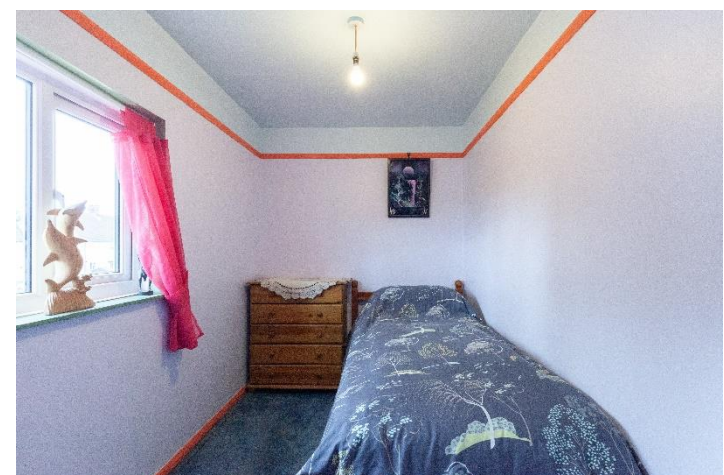
Window to rear, wardrobe recess, exposed floorboards, picture rail.

### Bedroom 3

Window to front, picture rail.

### Shower Room

Tiled cubicle, pedestal basin, WC, window to rear.



## OUTSIDE

### The Garden

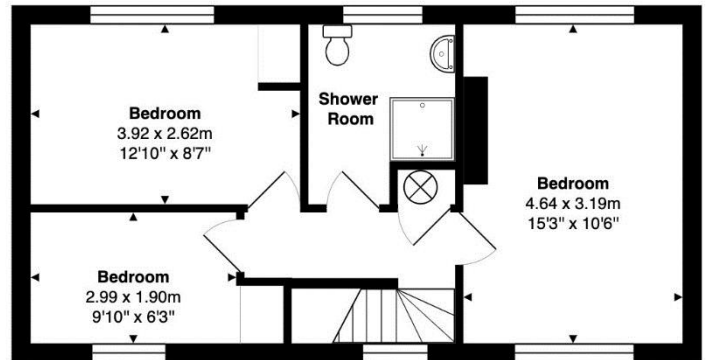
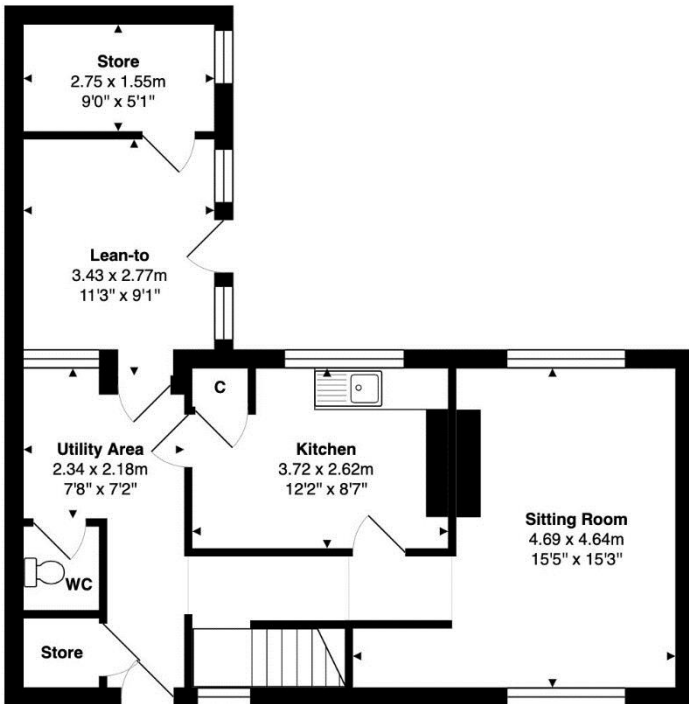
Enclosed front garden with the potential for off-road driveway parking, subject to the relevant consents. Pedestrian access to the rear garden, mainly laid to grass. Paved terrace, outside tap.

## COUNCIL TAX

West Oxfordshire District Council - Band C.

### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D		
39-54	E		
21-38	F		
1-20	G	14   G	



Ground Floor

First Floor

### Approximate Gross Internal Area

101.9 m<sup>2</sup> ... 1097 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 purpose only and should be used as such. Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)

