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Falstaff Close
Eynsham, Oxfordshire

Guide Price £425,000



Falstaff Close, Eynsham, Oxfordshire, OX29 4QA

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Freehold

An extended semi-detached 4 Bedroom Bungalow with a significantly re-modelled internal layout, enjoying a very pleasant non-estate position being tucked away at the end of a cul-de-sac in this popular village location, close to local amenities. The accommodation comprises hall, shower room/wc, kitchen opening to a dining/family room, sitting room, 4 bedrooms and bathroom. The living accommodation is semi open plan and opens to the westerly facing rear garden, with a gated side access. There is a driveway parking at the front along with a single garage, the property has gas central heating. The Bungalow is tucked away in the very corner of a cul-de-sac within walking distance of local shops and the old village centre.



SITUATION

Eynsham is a sought-after West Oxfordshire village with a great range of local facilities and 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 has Toddler groups, Primary School, and the reputable Bartholomew Secondary School. A community buoyed by sports clubs, groups and societies catering for all ages and interests.

DIRECTIONS

From the A40 Eynsham traffic lights proceed into Eynsham on Witney Road and take the right hand turning into Clover Place. Follow the road into Back Lane and turn left into Falstaff Close here the property will be found at the end of the cul-de-sac on your right.

Satnav: OX29 4QA

THE ACCOMMODATION

Hall

Access to roof space, combination of tiled and laminate flooring, cupboard housing fuse box.

Shower Room

WC, pedestal basin, tiled shower.

Kitchen

Base and wall units, single drainer circular bowl sink, plumbing for washing machine and dishwasher, space for range cooker, extractor hood and splashback, tiled floor. Wide opening to:-

Dining/Family Room

Glazed doors to rear garden and window to rear, tiled floor, two skylights. Wide opening to:-

Sitting Room

Fireplace with wood-burning stove.

Bedroom 1

Window to front, built-in wardrobes.

Bedroom 2

Window to front.

Bedroom 3

Sun tunnel allowing for natural light.

Bedroom 4

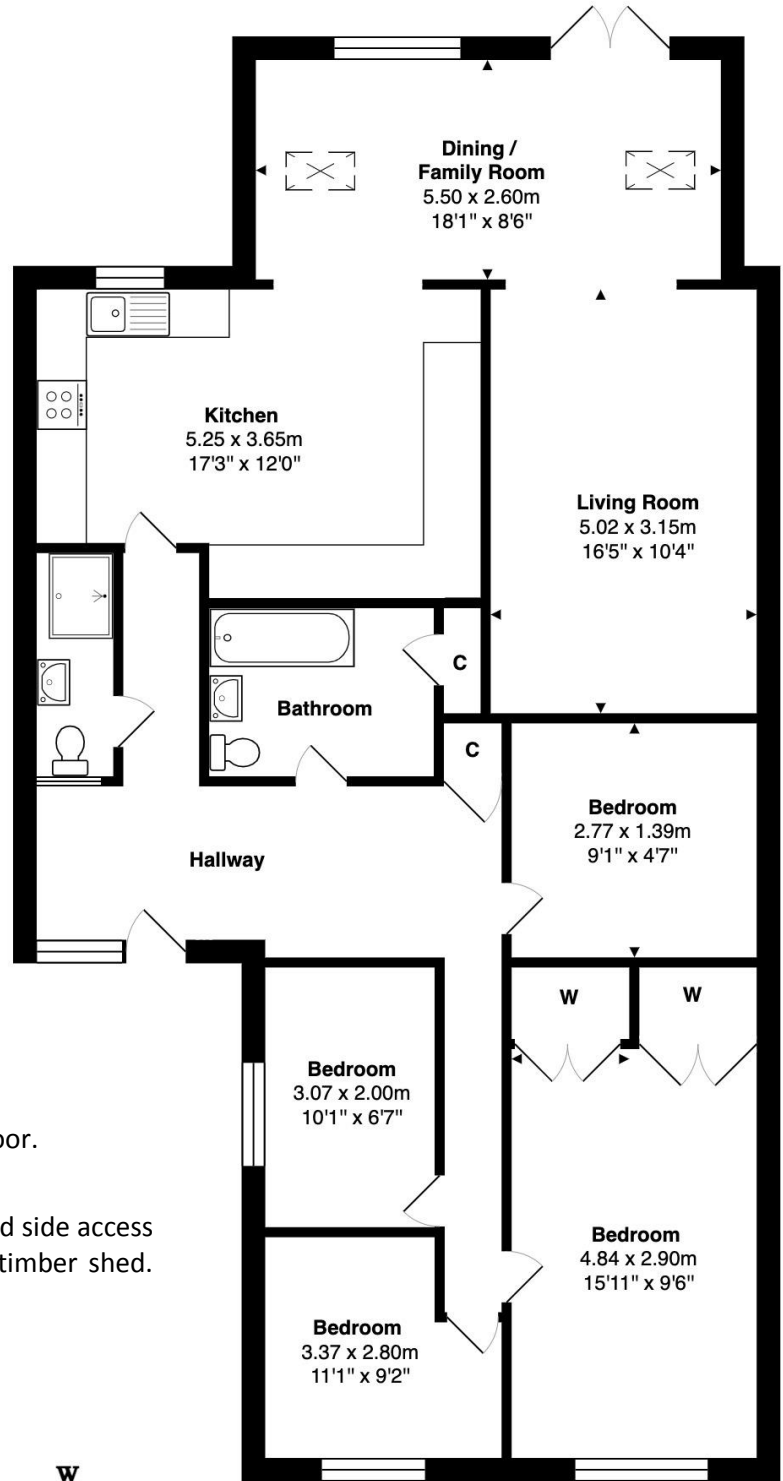
Window to side.

Bathroom

White suite comprising panelled bath, wash basin, WC, part tiled walls, linen cupboard.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



OUTSIDE

Single Garage

At the front of the property, with up and over door.

The Garden

Block-paved driveway parking to the front. Gated side access to enclosed rear garden with patio, lawn and timber shed. The garden enjoys a westerly aspect.

COUNCIL TAX

West Oxfordshire District Council - Band D.



Approx Gross Internal Area 106.2 m² ... 1144 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 purposes only and should be used as such.
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