



**Old Witney Road
Eynsham, Oxfordshire**



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independent estate agents

Old Witney Road, Eynsham, Oxfordshire, OX29 4PT

Guide Price £550,000 Freehold

A very well maintained and presented 3 Bedroom detached house dating from the 1960's being one of just three built to this specific design in the very sought after Old Witney Road. The property has a great deal of potential for extension and alteration (subject to consents) along with a delightful rear garden enjoying a sunny SW aspect. The accommodation comprises hall, sitting room, separate dining room, refitted kitchen with integrated appliances, conservatory and a shower room. Other benefits include gas central heating, double glazing, a useful external WC/Laundry Room, a single garage with workshop beyond and an enclosed front garden with block-paved driveway parking. A rarely available opportunity in a good location close to Bartholomew School and a host of other village amenities.



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, electrical shop, Library, Health Centre, Market Garden Delicatessen with Cafe, Beautician, Hairdressers and a handful of traditional pubs. Also, the village has both a Primary School, and reputable Bartholomew Secondary School. A community is buoyed by sports clubs, groups 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 second turning on your right into Old Witney Road. The property will be found on your left. Satnav: OX29 4PT

THE ACCOMMODATION

Hall

Staircase to first floor with understairs storage.

Sitting Room

Shallow bay window to front, glazed double doors to conservatory, electric fire with a marble hearth/surround, gas point.

Conservatory

uPVC framed on a dwarf wall, tiled floor, doors to garden.

Dining Room

Windows to front and side, serving hatch.

Kitchen

Recently refitted (2023) with contemporary grey coloured base and wall units, worktop, tiled splashback and single bowl sink. Built-in electric oven and microwave, electric hob, extractor hood, integrated dishwasher and fridge, window to rear garden, glazed door to side passage.

On the first floor

Landing

Access to roof space with loft ladder.

Bedroom 1

Double aspect room, fitted double wardrobe.

Bedroom 2

Fitted wardrobe and book shelving, windows to front and side.

Bedroom 3

Fitted wardrobe, window to rear, cupboard housing 'Worcester' gas fired combi-boiler.

Shower Room

Shower cubicle, concealed cistern WC, wash basin in toiletries cabinet, tiled floor and fully tiled walls, windows to rear.

OUTSIDE

Single Garage/Workshop

Up and over door, electric light and power.

Rear workshop space with personal door to the garden.

Cloaks/Laundry Room

Accessed from the side passage with WC, hand basin, plumbing for washing machine and space for dryer, tiled walls.

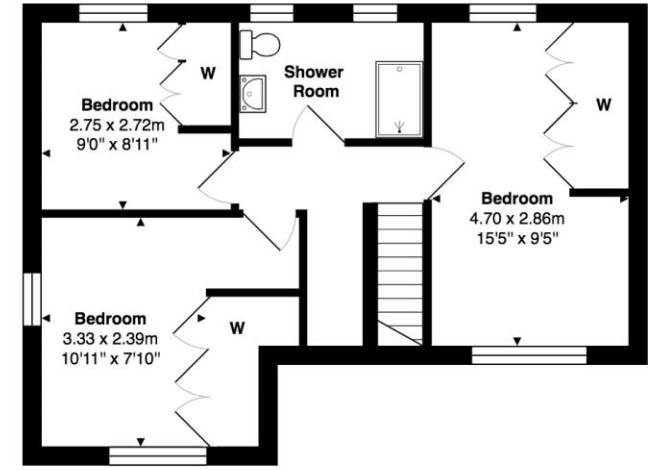
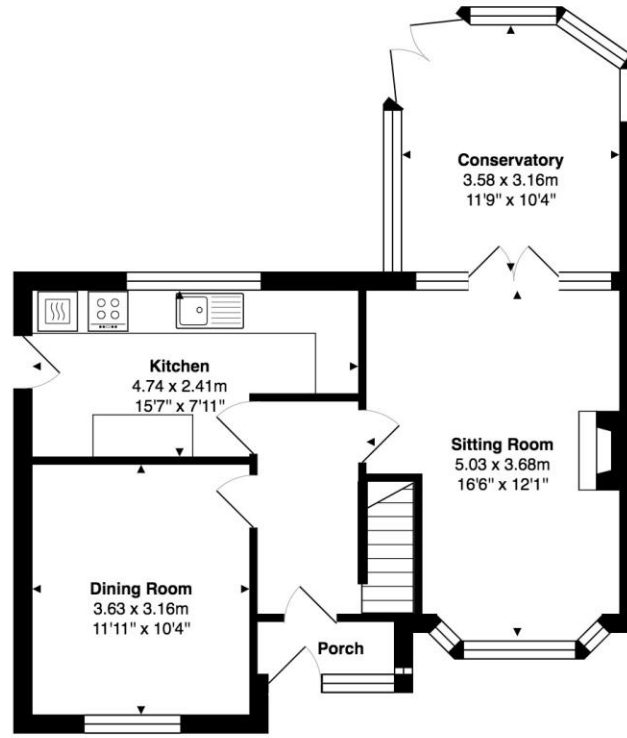
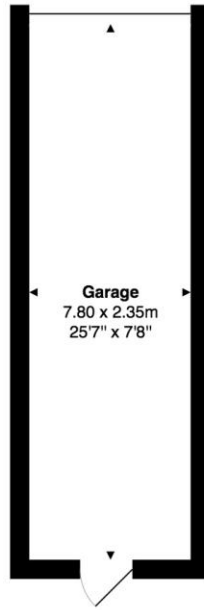
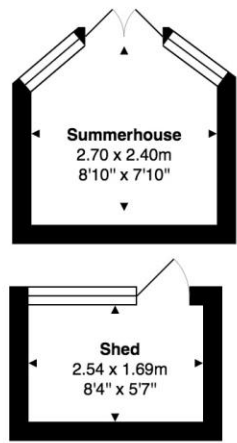
The Garden

The front garden has block-paved driveway parking for two cars, an enclosed area of lawn and gated side access to the rear garden. This enjoys a sunny south westerly aspect and comprises patio, lawn, well stocked shrub beds, a summerhouse, area of decking and a timber garden shed. Outside tap and power socket.

COUNCIL TAX

West Oxfordshire District Council - Band E.





Ground Floor

First Floor



Approximate Gross Internal Area

Main House 103.4 m²... 1113 ft²
 Outbuildings 11.5 m²... 124 ft²
 Garage 19.4 m²... 204 ft²
 Total 132.5 m² ... 1427 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. Drawn by E8 Property Services. www.e8ps.co.uk

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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