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**abbeyproperties**  
independent estate agents



**Eynsham Road  
Sutton, Oxfordshire**

**Guide Price £300,000**



**Eynsham Road, Sutton, Oxfordshire, OX29 5SA**

**Guide Price £300,000**

**Freehold**

A stone built semi-detached former farm workers cottage standing in a large untended plot approaching 0.2 of an acre with open farmland on two sides of the property.

The cottage requires complete renovation throughout but offers tremendous scope for significant alteration and extension, subject to the required consents. The accommodation currently comprises 2 bedrooms, 2 reception rooms, kitchen and shower.

A property with considerable potential in a semi-rural location some 10 miles outside Oxford and 12 miles from Burford on the eastern edge of the Cotswolds. END OF CHAIN SALE.



## SITUATION

The small hamlet of Sutton sits just outside the village of Stanton Harcourt on the B4449. Stanton Harcourt has a primary school, parish church, village pub/restaurant, cricket club and a play area.

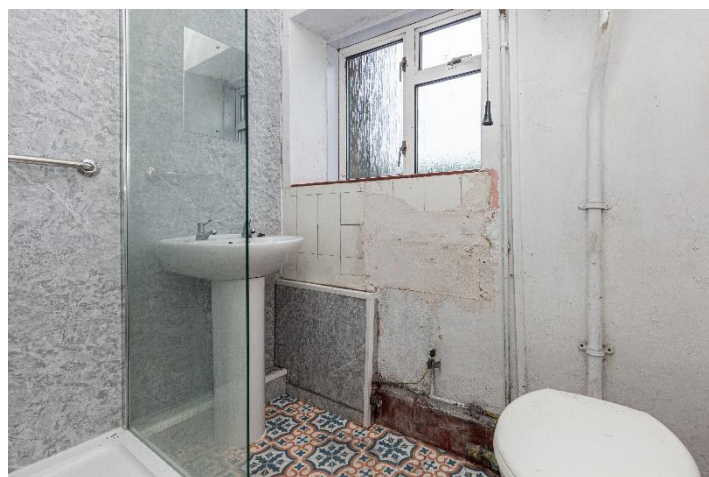
The village of Eynsham is about 2 miles distant with a much wider range of amenities and the highly reputable Bartholomew secondary school of which Sutton is in catchment. There are several lakes nearby offering excellent watersports and fishing. The city of Oxford lies some 10 miles east, whilst the Market Town of Witney is approximately 5 miles.

## DIRECTIONS

The property can be found on the B4449 just outside the village of Stanton Harcourt and approximately 2 miles south west of Eynsham. Satnav: OX29 5SA.

## COUNCIL TAX

West Oxfordshire District Council - Band B.

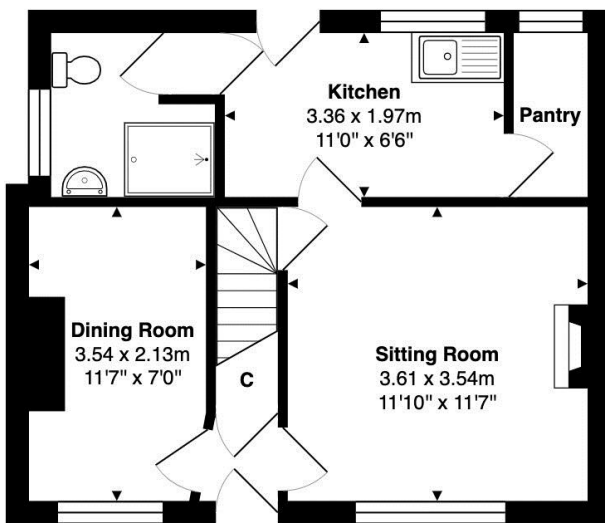




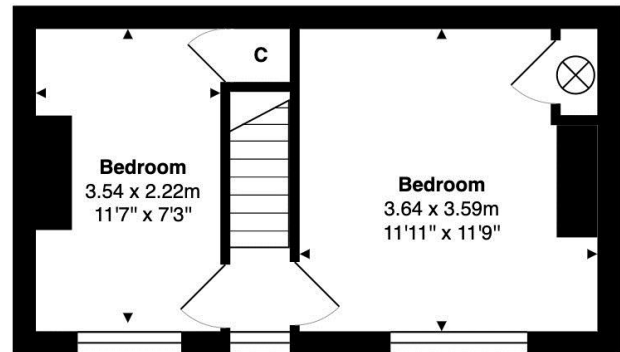
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	18   G	

## SUMMARY

- \* SITTING ROOM \* RECEPTION ROOM 2 \* KITCHEN \* SHOWER \* 2 BEDROOMS \*
- \* LARGE PLOT APPROACHING 0.2 ACRE \* FARMLAND ON TWO SIDES \*
- \* VIEWS TOWARDS WYTHAM WOODS \* END OF CHAIN SALE \*



Ground Floor



First Floor

### Approximate Gross Internal Area

62.0 m<sup>2</sup> ... 667 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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