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**Abbey Farm Barns**  
**Eynsham, Oxfordshire**

**Offers Over £600,000**





## Abbey Farm Barns, Eynsham, Oxfordshire, OX29 4FA

### Offers Over £600,000 Freehold

An absolutely stunning single-storey stone built farm building conversion tucked away in a beautiful courtyard development of conversions dating from 2012. The small and sympathetically designed development was built in the grounds of the old Abbey Farm and comprises a small collection of conversions alongside a group of carefully designed modern homes, within easy walking distance of the old village centre and set back from the road away from passing traffic. This particular property benefits from a stunning south-facing open outlook across adjoining meadow land. Other features include a fabulous Sitting/Dining Room with vaulted ceiling, 2 Bedrooms, gas fired under-floor heating with individual room stats, solar panels for hot water, a beautiful south-facing walled garden and two parking spaces. The property is offered for sale with no onward chain and early 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 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 also has Toddler groups, Primary School, and the reputable Bartholomew Secondary School. The community is further buoyed by sports clubs, groups and societies catering for all age groups and interests.

## DIRECTIONS

Vehicular access to Abbey Farm Barns is from Station Road. Drive into the development and the property will be found in the conversions on your right hand side. Satnav: OX29 4FA.

## THE ACCOMMODATION

### Hall

Tiled floor, access to roof space.

### Cloakroom

WC, wash basin, heated towel rail.

### Utility Room

Single drainer sink, base units, plumbing for washing machine, gas fired boiler, cupboard housing hot water cylinder, access to roof space.

### Kitchen

Contemporary base and wall units including soft-close deep drawers. Integrated 'Bosch' appliances (dishwasher, fridge/freezer, electric oven, gas hob), chrome splashback, tiled floor, exposed timbers, access to:-

### Sitting/Dining Room

Stunning double aspect room with vaulted ceiling and exposed A-frame and timbers, exposed stonework, south-facing glazed doors to the rear garden, full length window to front, fitted book shelving, contemporary gas fire with exposed flue on a raised hearth.

### Inner Hall

Access to:-

### Master Bedroom

Glazed south-facing doors to the rear garden, fitted double wardrobe with mirrored doors.

### Bedroom 2

Fitted storage cupboard and wardrobe with mirrored doors, windows to front, access to roof space.

### Bathroom

White 'Roca' suite comprising panelled bath with shower attachment, pedestal basin, WC, shower cubicle, tiled floor and part-tiled walls, light tunnel, chrome towel rail.

## OUTSIDE

### Parking

There is parking for two cars immediately at the side of the property and two additional visitor spaces.

## The Garden

A delightful walled south-facing garden with stunning open views across adjoining meadow. The garden is beautifully tended and comprises lawn, patio, well stocked shrub border, timber pergola with climbing vine, raised bed. Gated pedestrian side access, outside lighting.

## Management fee

There is a management covering the maintenance and upkeep of communal areas. As of 2024 the fee was set at £595.00 per annum.

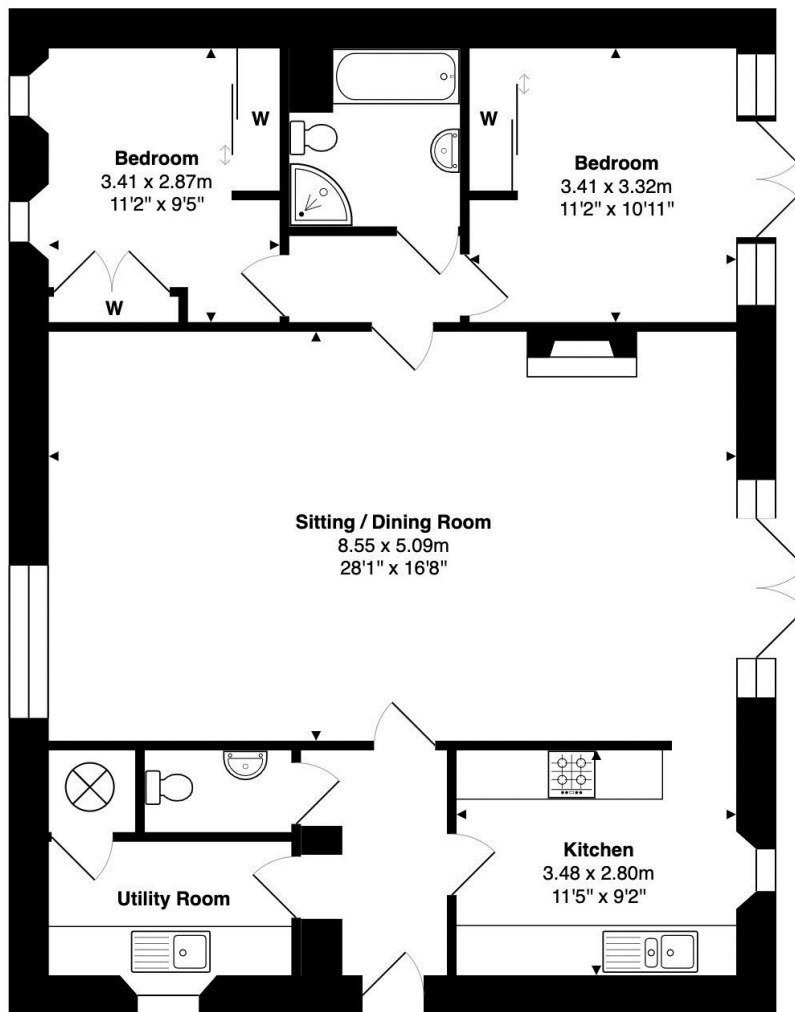
## COUNCIL TAX

West Oxfordshire District Council - Band D.





Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	77   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor

## Approximate Gross Internal Area

100.1 m<sup>2</sup> ... 1078 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.  
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