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**Acre End Close**  
**Eynsham, Oxfordshire**

**Guide Price £650,000**





## **Acre End Close, Acre End Street, Eynsham, Oxfordshire, OX29 4AB**

**Guide Price £650,000** **Freehold**

A superbly situated 4 Bedroom detached house built to an L-Shaped design tucked away in a small courtyard development in the very centre of the old village within a short walk of the excellent local facilities. Constructed in 2008, the house is presented in good decorative order and has been much improved with the addition of a pitched roof Conservatory being an extension of the Kitchen with doors to the south facing garden. The well fitted Kitchen has integrated appliances and a breakfast island. Other features include a Reception Hall, double aspect Sitting Room with French doors, second reception room, an En-Suite Master Bedroom, a small home office accessed from the garden along with a useful secure garden store, single garage with roof storage and a secluded south facing rear garden accessed from the principal reception areas. There are few modern properties in the very centre of Eynsham and viewing is advised to those seeking an individual non-estate home with fantastic amenities close at hand. END OF CHAIN SALE.





## 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 great 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

The property can be found in the centre of the village, off Acre End Street. Satnav: OX29 4AB.

## THE ACCOMMODATION

### Hall

Staircase to first floor, understairs cupboard.

### Cloakroom

WC, pedestal basin, towel rail.

### Sitting Room

Double aspect, window to front and French doors to the rear garden, feature electric fire.

### Living/Dining Room

Laminate floor, windows to front and side.

### Kitchen/Diner

A good-sized room enhanced by a pitched roof Conservatory with south facing glazed doors opening to the rear garden, windows to side, all with fitted shutters. Base and wall units, worktop and matching upstands, mosaic tiled splashbacks, built-in 'Bosch' double oven, five-ring gas hob with stainless steel back plate and extractor hood, plumbing for washing machine, integrated 'Bosch' dishwasher, fridge/freezer, 1.25 bowl sink, central island unit with breakfast bar, tiled floor.

### First floor Landing

Access to roof space, airing cupboard with hot water cylinder.

### Bedroom 1

Built-in wardrobe with mirrored doors, windows to side.

### En-Suite Shower

Tiled cubicle, pedestal basin, WC, tiled floor and part-tiled walls, Velux roof light.

### Bedroom 2

Window to front.

### Bedroom 3

Window to front, fitted wardrobes.

### Bedroom 4

Window to rear garden. Currently used as a dressing room with built-in wardrobes and fitted dressing table/drawers.

### Bathroom

White suite comprising panelled bath, pedestal basin, WC, towel rail, tiled floor and part-tiled walls, window to front.



OUTSIDE

Single Garage

Up and over door, electric light and power, personal door to garden, roof storage with access hatch.

Home Office

Attached to the side of the house with timber elevations and sloping roof. Double glazed windows and glazed double doors from the rear garden.

Garden Store

Secure store attached to the back of the office.

The Garden

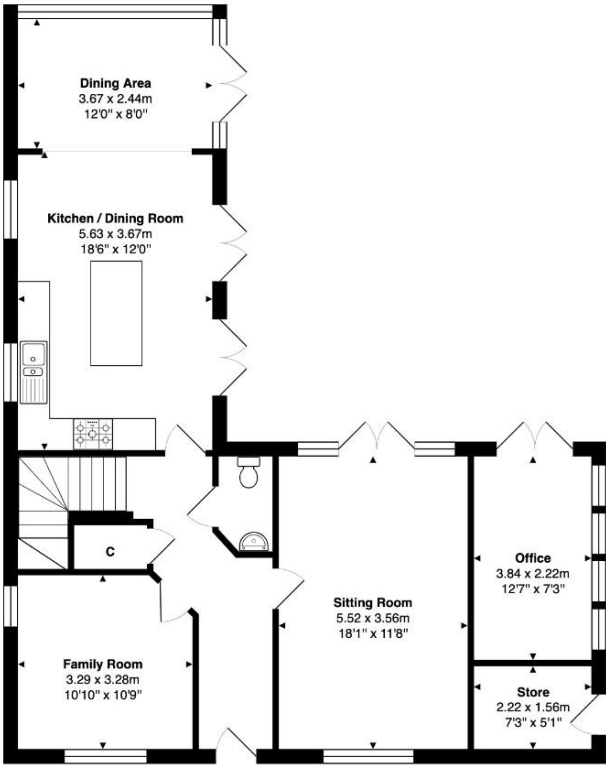
South facing rear garden with patio, lawn, gravelled area with semi-mature trees, raised deck and pergola. Gated side access from the driveway.



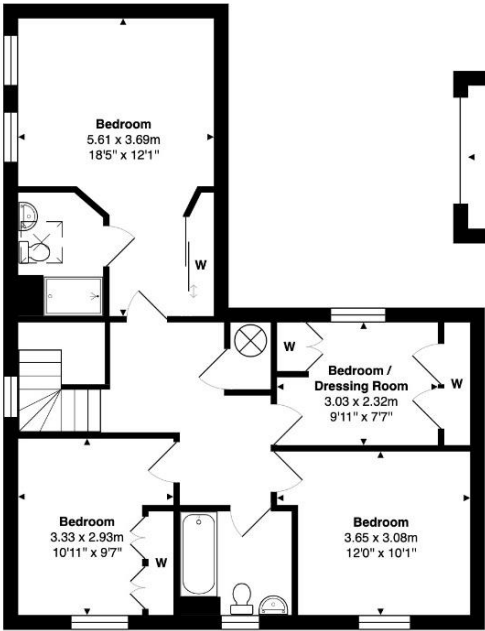
COUNCIL TAX

West Oxfordshire District Council - Band F.

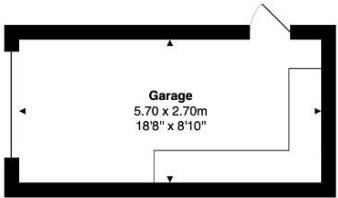
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A	75   C	83   B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Garage

Approximate Gross Internal Area  
173.6 m² ... 1869 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

