

1 Abbey Street, Eynsham,
Oxfordshire, OX29 4TB
Tel: 01865 880697 / 01993 851881
eynsham@abbeyprops.com
www.abbeyprops.com



abbeyproperties
independent estate agents



**Hanborough Close
Eynsham, Oxfordshire**

Guide Price £360,000



Hanborough Close, Eynsham, Oxfordshire, OX29 4NR

Guide Price £360,000

Freehold

An significantly improved and updated 3 Bedroom house with extensions front and rear, presented in excellent decorative order throughout. The property has been transformed from it's original layout and offers beautifully proportioned accommodation along with a good sized rear garden housing a garden studio building and ample driveway parking for up to 4 cars. The house is positioned at the end of an established cul-de-sac development within walking distance of the old village centre and the excellent amenities. The accommodation comprises a useful entrance lobby, cloakroom, stylish breakfast kitchen with belfast sink and timber worktops, 20' sitting room with wood-burning stove and chimney breast feature, 3 extended bedrooms and a lovely family bathroom with bath and separate shower cubicle. The property is very well finished and presented throughout and a turn-key option for the new purchaser with other features including double glazing, gas central heating, paneled doors, and chrome switches. This is a fine example and well worthy of an early inspection.



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

From the A40 Eynsham roundabout proceed into the village on Hanborough Road and turn right into Hanborough Close. The property will be found on your right. Satnav: OX29 4NR.

THE ACCOMMODATION

Entrance Lobby

Cloakroom

WC, hand basin, tiled floor.

Breakfast Kitchen

Well-fitted with stylish base and wall units, a solid timber worktop, drainer, Belfast style sink, plumbing for washing machine and dishwasher, electric cooker point, extractor hood and decorative splashback, window to front, useful understairs storage cupboard, staircase to first floor.

Sitting Room

Extended room with full length window and patio doors to the rear garden. Wood-burning stove, feature chimney breast with timber shelf and recessed shelving either side.

On the first floor

Landing

Access to roof space with loft ladder, houses gas fired combination-boiler.

Bedroom 1

Window to rear with open views north of the A40, wardrobe cupboard.

Bedroom 2

Window to rear.

Bedroom 3

Window to front, wardrobe cupboard.

Family Bathroom

Panelled bath, separate shower cubicle with rainfall shower, pedestal basin, WC, tiled floor, window to front, linen cupboard with radiator.



OUTSIDE

Parking

Driveway parking at the front for up to 4 cars.

Rear Garden

A good length split-level garden comprising patio, fishpond, timber pergola, lawn and a shrub bed, outside tap and light. At the foot of the garden there is a timber-clad insulated garden studio with double glazed doors, electric light & power, hard-wired internet connection, boasting a sizeable L-Shaped interior. This incorporates a useful garden store at the back with light and power and an outside power socket.

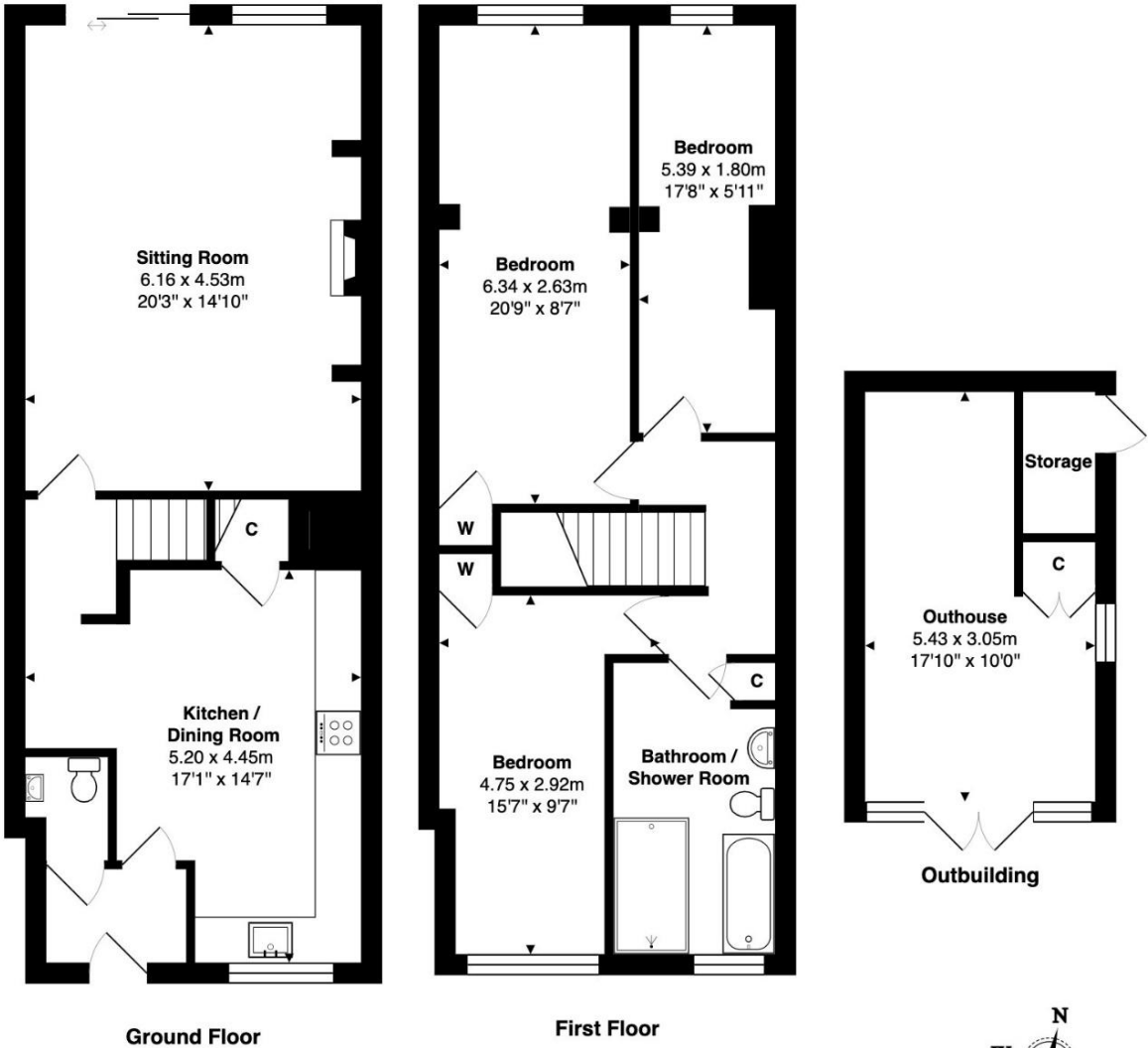
Single Garage

In nearby block opposite, being the third garage on the left.

Council Tax

West Oxfordshire District Council - Band C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area
109.8 m² ... 1182 ft² (excluding outhouse)

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