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Spareacre Lane
Eynsham, Oxfordshire

Guide Price £425,000



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Freehold

An extended and re-modeled 3 bedroom semi-detached house with ground floor extensions front & rear and a much improved interior. The house benefits from an extended hall, cloakroom, dining room, sitting room with patio doors to the garden, galley style kitchen, 3 bedrooms (2 double) and a bathroom with plain white suite. There is a garage with internal access to the house, a longer than average driveway and gated side access to the well-tended rear garden along with gas central heating. The house is presented in good decorative order and is available with no onward chain. Viewing is recommended.



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 traffic lights turn into the village and take the first turning on your left into Spareacre Lane. Follow the road and the property will be found on your left. Satnav: OX29 4NP

THE ACCOMMODATION

Hall

Extended hall, staircase to first floor, understairs cupboard housing gas boiler.

Cloakroom

WC, hand basin.

Dining Room

Laminate floor, window to side, door to garage. Glazed double doors to:-

Sitting Room

Double glazed patio doors to the rear garden.

On the first floor

Landing

Access to roof space, window to side, large linen cupboard with radiator.

Bedroom 1

Windows to front, wardrobe cupboard.

Bedroom 2

Double room, window to rear.

Bedroom 3

Window to rear.

Bathroom

White suite comprising panelled bath with electric shower over, pedestal basin, WC, fully tiled walls, extractor fan, chrome radiator/towel rail.



OUTSIDE

Garage

Up and over door, electric light and power, plumbing for washing machine, gas and electric meters. Personal door to house. The garage is reduced in size internally.

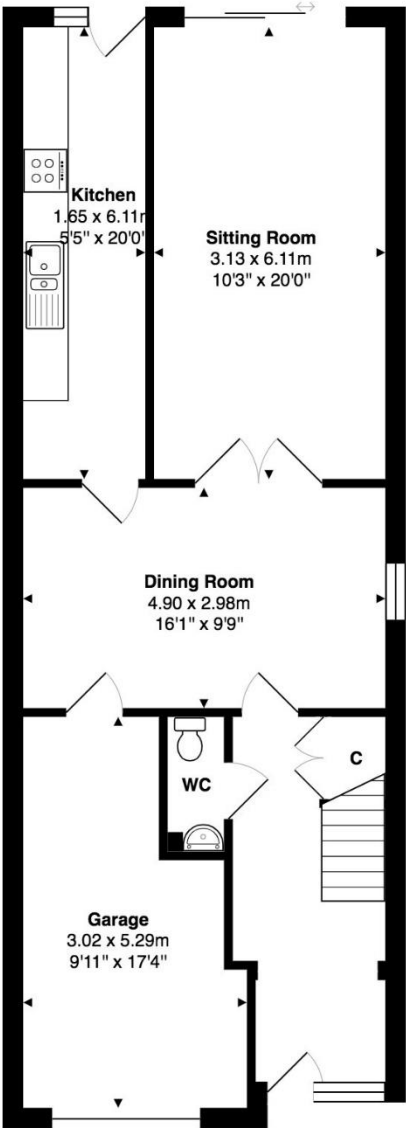
The Garden

Long driveway at the front. Open plan front garden laid to lawn. Gated side access to the rear garden. This is well-tended with patio, lawn, timber shed and decking, outside tap.

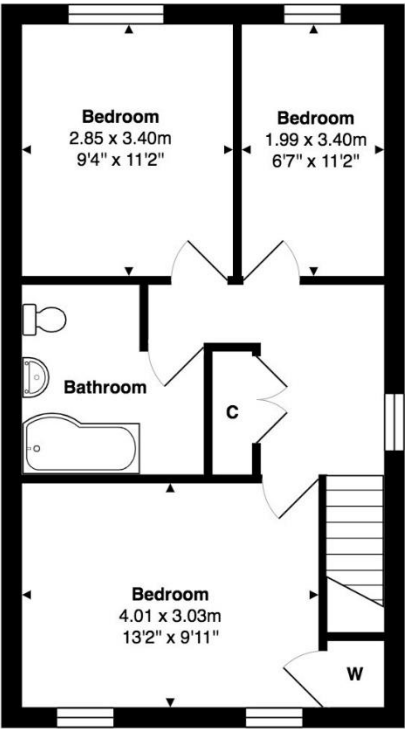
COUNCIL TAX

West Oxfordshire District Council - Band C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area: 115.6 m² ... 1245 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 purposes only and should be used as such. Drawn by E8 Property Services. www.e8ps.co.uk