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**abbeyproperties**  
independent estate agents



**Acre End Street  
Eynsham, Oxfordshire**

**Guide Price £275,000**



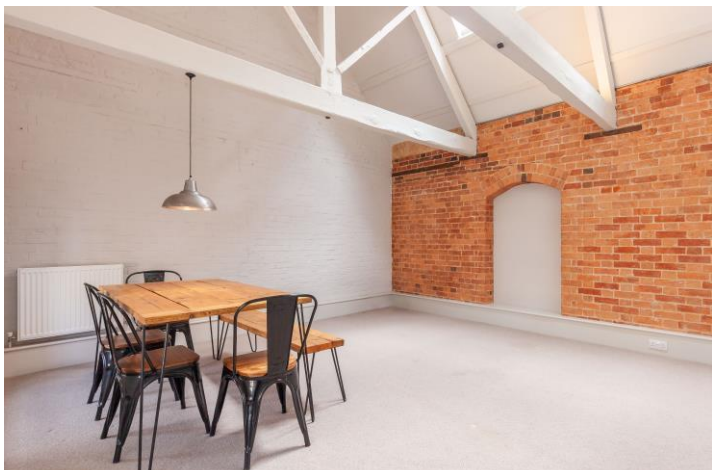


## Acre End Street, Eynsham, Oxfordshire, OX29 4PF

**Guide Price £275,000**

**Leasehold**

A stunning first floor Apartment forming part of an old Grade II listed mill building converted in 2015. The property is situated in the old village centre among period properties and within easy reach of the excellent local amenities. The apartment boasts a stylish interior with a delightful blend of contemporary finishes alongside original period features. The accommodation comprises sitting room with exposed roof timbers and brickwork, fitted kitchen with integrated appliances, 1 double bedroom with a quirky mezzanine level and a shower room. There is allocated parking for one car and gas central heating with Hive controls. Offered for sale with no onward chain, early viewing is highly recommended to those seeking style and individuality in this highly regarded village some 6 miles west of Oxford.



## SITUATION

Eynsham is a sought-after West Oxfordshire village with an excellent range of local facilities and a fantastic daily bus service to 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 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 continue along Witney Road passing the school and bear left into Acre End Street. The Old Mill will be found on your right with access to the rear of the building. Satnav: OX29 4PF

## THE ACCOMMODATION

### Hall

Entry-phone, south-facing window to rear, exposed roof timbers, timber paneling and recessed shelving.

### Sitting Room

Exposed brickwork and A-frame roof timbers, old feature window recess, two windows to front, fitted shelving and storage, Velux roof lights. Step up to:-

### Kitchen

Contemporary gloss grey base and wall units on two walls, worktop and tiled splashback, integrated electric oven/hob, extractor hood, washing machine, dishwasher, fridge, stainless steel single drainer sink.

### Double Bedroom

Windows to front with folding shutters, built-in double wardrobe, fixed steps up to a fantastic mezzanine level - an ideal workspace.

### Shower Room

Contemporary white suite comprising tiled cubicle with rainfall shower, concealed cistern WC, wash basin, chrome towel rail.

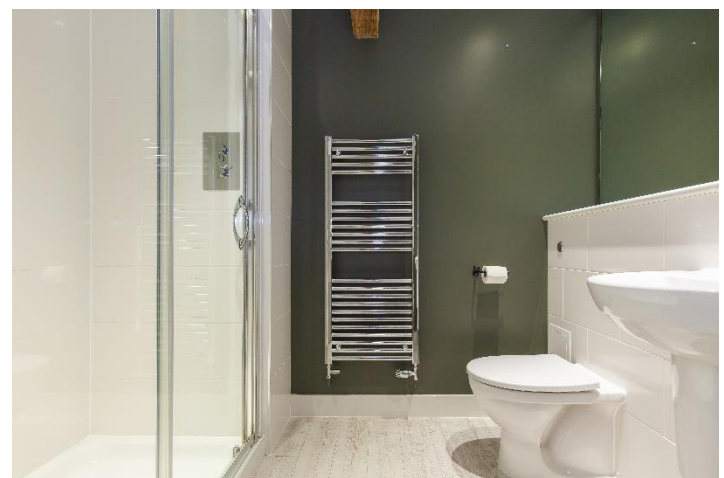
## OUTSIDE

### Parking

Allocated parking for one car.

### Council Tax

West Oxfordshire District Council - Band C.





Tenure

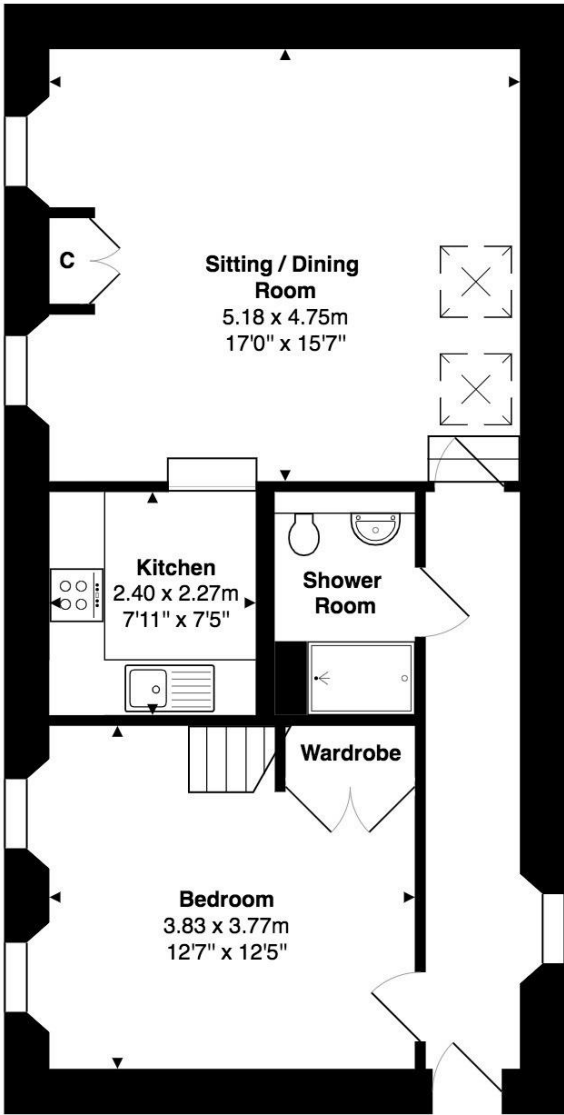
Leasehold - 999 year Lease granted in 2015.

Share of Freehold.

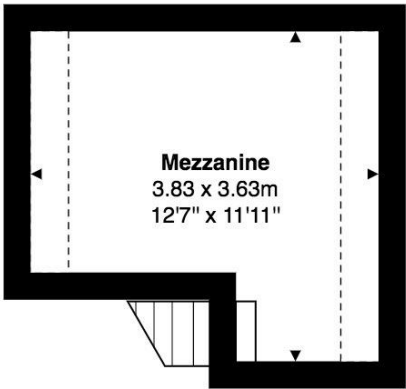
Service Charge

We are informed this is approximately £2054.00 per annum, payable twice yearly. The managing agent is Peerless Properties Oxford Ltd.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



First Floor



Upper First Floor



Approximate Gross Internal Area

69.8 m² ... 751 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](http://www.e8ps.co.uk)