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**Dovehouse Close**  
**Eynsham, Oxfordshire**

**Guide Price £365,000**



## **Dovehouse Close, Eynsham, Oxfordshire, OX29 4EY**

**Guide Price £365,000** **Freehold**

A semi-detached 3-Bedroom house tucked away in a cul-de-sac on the popular Dovehouse Close development, close to the Primary School and a footpath providing easy access to the village centre. The accommodation comprises Hall, Sitting Room, Kitchen/Diner, 3 Bedrooms and a first floor Shower Room. The house benefits from double glazing, gas central heating and an attached single garage with personal door to the low maintenance and well-tended rear garden.



## 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

From Eynsham centre proceed north along Mill Street and continue on to Hanborough Road. After the right hand bend turn right in to Dovehouse Close and the property will be found in a cul-de-sac on your right.

## THE ACCOMMODATION

### Entrance Hall

Staircase to first floor.

### Sitting Room

Window to front.

### Kitchen/Diner

Base and wall units on three walls, single drainer 1.25 bowl sink, worktop and tiled splashbacks, electric cooker point, plumbing for washing machine, built-in fridge and freezer, wall mounted gas boiler, window to rear. Wide archway to the Dining Area, glazed double doors to the rear garden and understairs storage cupboard.

### On the first floor

### Landing

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

### Bedroom 1

Window to front.

### Bedroom 2

Window to rear.

### Bedroom 3

Window to front.

### Shower Room

Comprises shower cubicle, wash basin, WC, part tiled walls, window to rear.

## OUTSIDE

### Single Garage

Up and over door, personal door to rear garden, electric light and power.

### The Garden

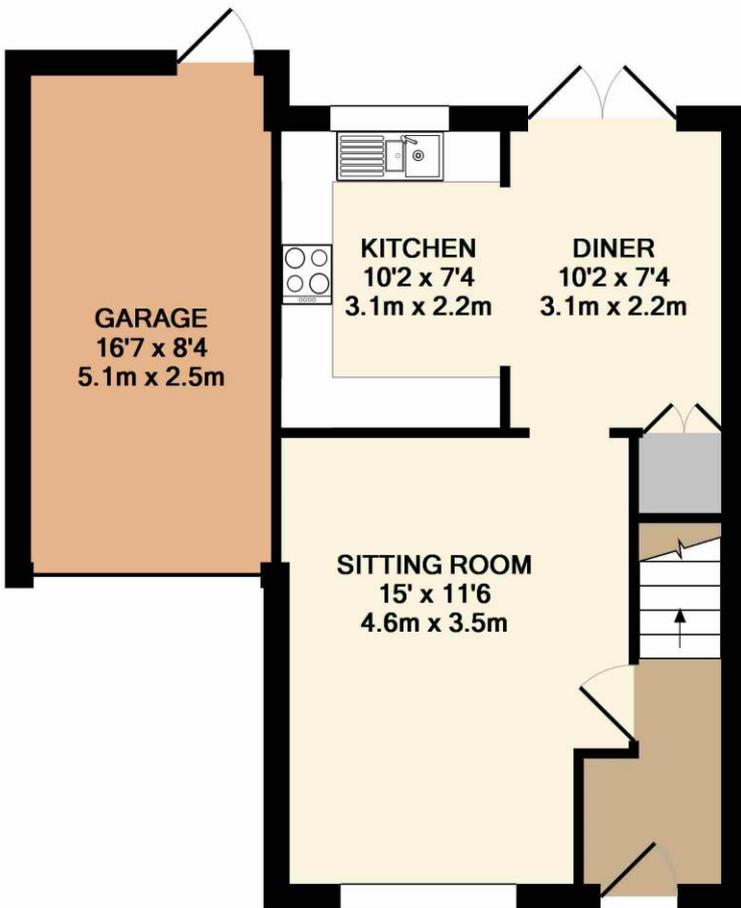
Front garden planted with shrubs. Well-tended low maintenance rear garden comprising paving, gravel sections and well-stocked shrub beds.

## COUNCIL TAX

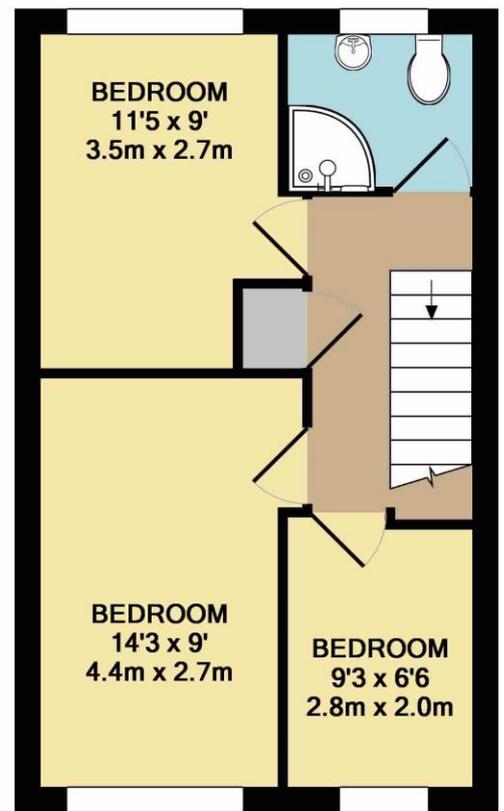
West Oxfordshire District Council - Band D.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
APPROX. FLOOR  
AREA 507 SQ.FT.  
(47.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 370 SQ.FT.  
(34.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 877 SQ.FT. (81.5 SQ.M.)

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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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