



Mill Street, Eynsham, Oxfordshire, OX29 4JX

Offers Over £800,000

BUSINESS UNAFFECTED AND RE-LOCATING - A unique and substantial mixed use residential & commercial property in the very centre of this highly sought after village some 6 miles outside Oxford. Formerly three Cottages with period origins dating back to the early 1800's and beyond, the property now comprises a 3/4 Bedroom home with flexible accommodation over two floors, a private courtyard garden, ample storage and off-road parking, and a ground floor commercial premises with street frontage.

The property is arranged in such a way that could accommodate an annex or self-contained cottage and with it rental options, with some imaginative re-development. Furthermore, it boasts substantial storage and off-road parking with possible development potential (subject to planning permission), and a commercial premises with street frontage comprising a retail shop with attached offices, kitchen & WC. The living accommodation is approached at the rear through the south facing and private courtyard garden and sits to the back and above the shop. The extremely well proportioned and adaptable living space has gas central heating and comprises kitchen, cloakroom, sitting room with a wood-burning stove, and a second kitchen. At first floor level there is a refitted bathroom and shower room, 3/4 bedrooms, and a second sitting room. The ground floor commercial unit can be accessed independently or from the living accommodation and comprises a characterful shop with period features and frontage to Mill Street, office space, kitchen & wc. The shop has electric heating.

This is undoubtedly a property with endless possibilities and significant potential to update, re-model, and develop, subject to the necessary consents. It offers impressive living accommodation over two floors, a larger than expected plot, and the income opportunity that comes with the shop premises.

**** The operation of the business currently occupying the premises remains unaffected ****



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 in the village include CO-OP and Spar shops, Butcher, Greengrocer, Off-Licence, Post Office, Library, modern Health Centre, Hairdressers, Gym, Coffee shops, Indian Restaurant and a handful of traditional pubs. The village also has Toddler groups, a Primary School, and the highly reputable Bartholomew Secondary School. The active community is buoyed by sports clubs and societies catering for all age groups and interests.

DIRECTIONS

From the A40 Eynsham roundabout take the first turn right into the village and follow this road as it eventually joins Mill Street. The property will be found on your right, just beyond the Post Office. Satnav: OX29 4JX

THE ACCOMMODATION

Kitchen

Exposed beams/stonework, tiled floor, stable door to courtyard garden.

Inner Lobby

Staircase to first floor.

Cloakroom

WC, wash basin, gas fired boiler.

Sitting Room

South facing bay window, wood-burning stove.

Kitchen 2

Ship-steps up to first floor, base units, Belfast sink, exposed stone. The room is currently used as a store/workshop. Glazed door leading to courtyard.

Landing

Access to roof space.

Shower Room

Refitted modern white suite, fully tiled walls.

Bedroom

South facing window to front, boiler cupboard, access to roof space.

Bedroom

A characterful room with pitched roof, exposed stonework and roof timbers, south facing windows to front.

Sitting Room 2

Through-room, window to front. Connecting door to:-

Master Bedroom

A large double bedroom with front-facing windows onto Mill Street.

Study Recess

A useful space with door to bedroom/office (currently blocked).

Bathroom

Refitted white suite comprising bath and shower, bidet, WC, pedestal basin in vanity unit, fully tiled walls.

OUTSIDE

Courtyard Garden

South-facing courtyard garden, low maintenance, mainly paved, with outside sockets, tap, and timber pergola.

Beyond the garden is a sizeable yard with ample storage and off-road parking. There is a further parking space opposite the garden, outside the neighbouring cottage.

SHOP UNIT

The ground floor shop unit forms part of the original building and has exposed beams and fireplaces at either end. It has good frontage and access to Mill Street. There is a small kitchen and WC at the rear, along with a ground floor office (currently divided) and a first floor office or bedroom to the main house, complete with an old stove and ceiling beams.

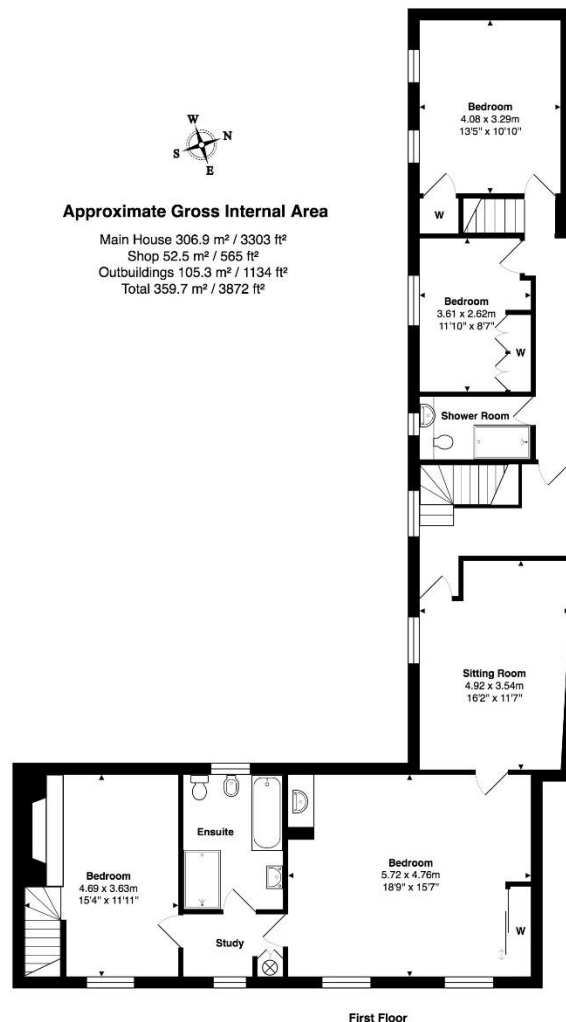
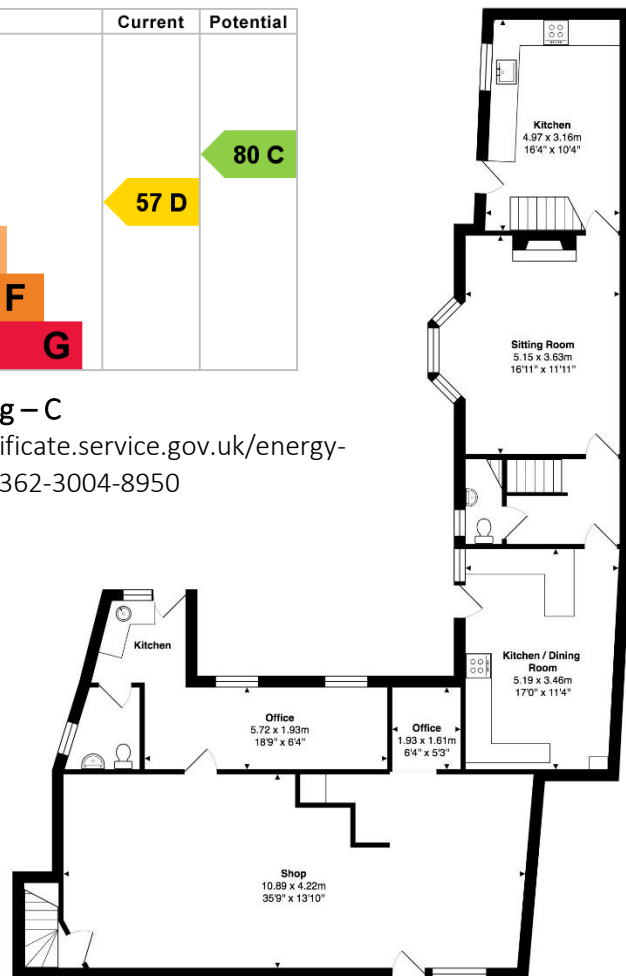
The rateable value for 29-33 Mill Street from 1/4/23 is £9600.00. Further details available from West Oxfordshire District Council.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

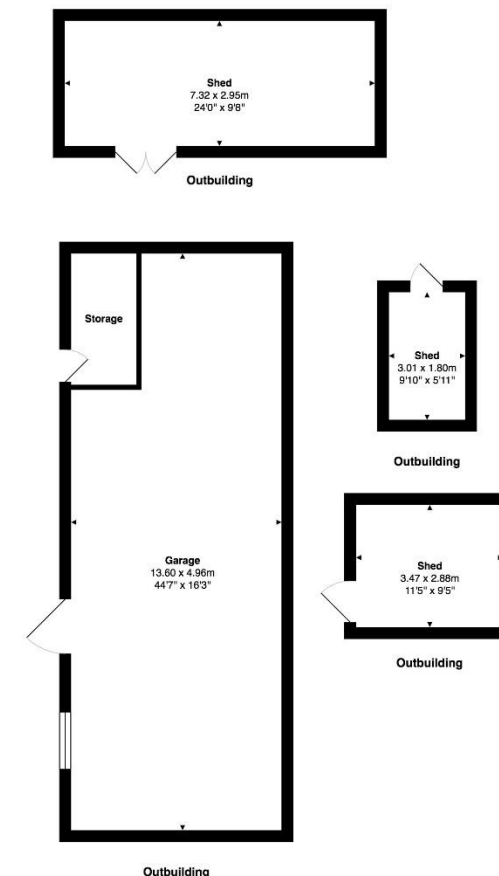
Retail Unit – EPC Rating – C

<https://find-energy-certificate.service.gov.uk/energy-certificate/0261-6210-5362-3004-8950>



Approximate Gross Internal Area

Main House 306.9 m² / 3303 ft²
 Shop 52.5 m² / 565 ft²
 Outbuildings 105.3 m² / 1134 ft²
 Total 359.7 m² / 3872 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 E3 Property Services: www.e3ps.co.uk

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