



High Street
Eynsham, Oxfordshire, OX29 4HE



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Guide Price £800,000 Freehold

A stunning 4/5 Bedroom period home in the very centre of this sought after village some 6 miles outside Oxford. The property has immense character and period features throughout with flexible accommodation over three floors, finished and presented to a very high standard, along with a delightful rear garden.

The house offers larger accommodation than first view of the front suggests making an internal inspection absolutely essential, not only to appreciate the space available but also the stylish and sympathetically improved interior with features including period style radiators, fireplaces, leaded windows, flagstones, exposed beams and roof timbers, floorboards and a combination of paneled and latch doors. The large flagstone sitting room has a fireplace at the far end and access to one of the two cottage staircases. There is a second front-facing reception room with fireplace leading to an inner hall with cloakroom and access to the cellar. Beyond this, the period style kitchen has a rustic bespoke feel with breakfast bar, Belfast sink and an external door to the side. Steps lead up to a Dining Room with stone floor and an old bread oven feature with double doors opening on to the terrace. The first floor boasts 3 double Bedrooms, a fantastic laundry room (why don't all houses have these!), and a stylish family bathroom with a roll top claw-foot bath and shower cubicle. On the second-floor are two beautiful bedrooms with exposed roof timbers and a shower room. The part-walled rear garden is accessed at the side of the property and extends to approximately 120ft in length.

The long garden is a delight and certainly compliments the house, an ideal space for entertaining with an open-sided pitched roof shelter, large sun terrace and lawn with well stocked beds. A period family home with an abundance of charm ready for immediate occupation.



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

The property is located on the High Street next to Evenlode DIY.

ACCOMMODATION SUMMARY

** Sitting Room * Family Room * Inner Hall * Cellar *
* Cloakroom * Kitchen * Dining Room * Landing *
* Master Bedroom 1 * Bedroom 2 * Bedroom 3 *
* Laundry Room * Family Bathroom * Bedroom 4 *
* Bedroom 5 * Shower Room **

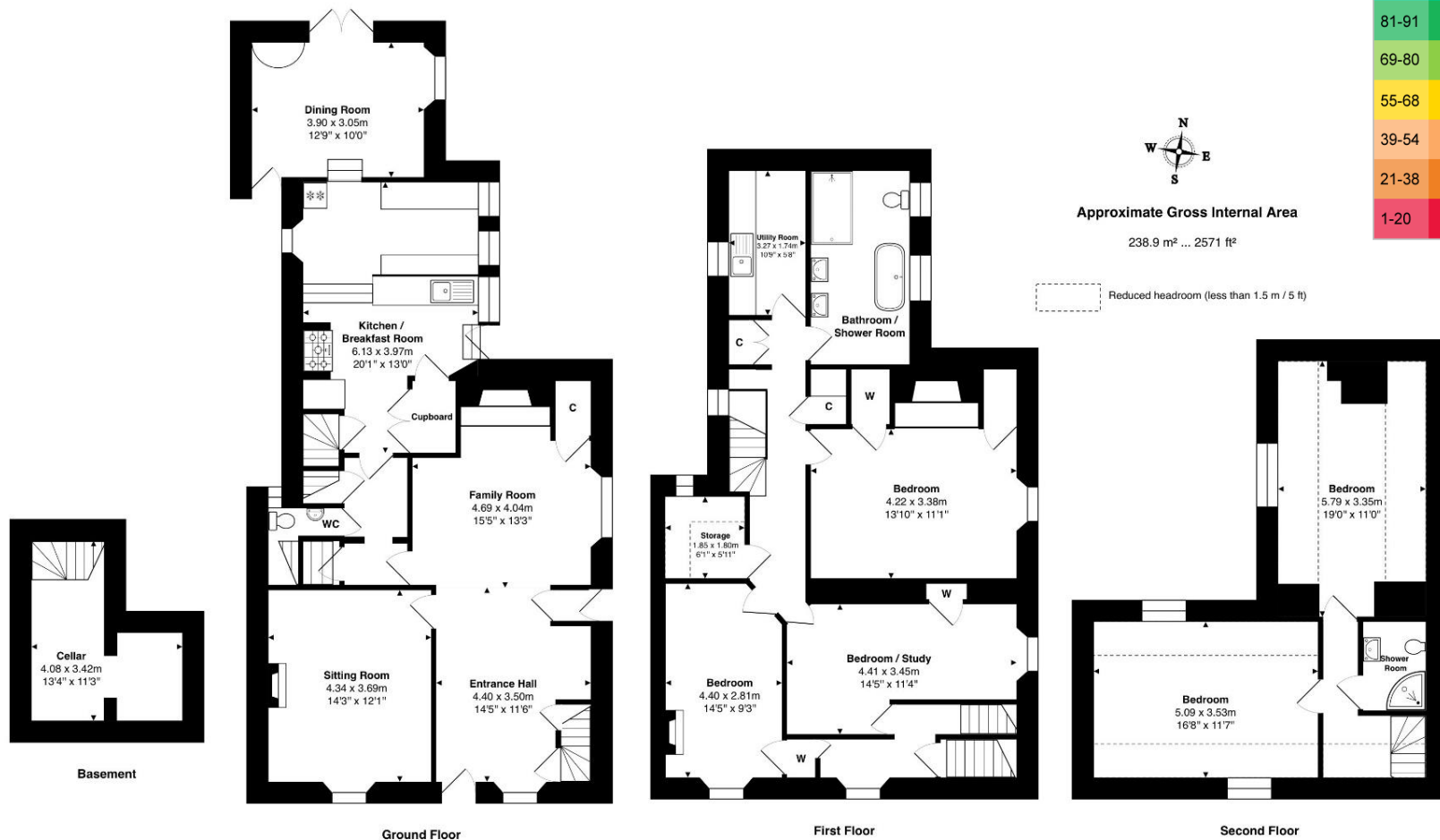
The Garden

Gated pedestrian side access, the garden is part-bordered by brick/stone walling. Outside tap, socket and timber store. Large sun terrace with open-ended pitched roof shelter/pergola. This gives way to a beautiful cottage garden comprising well-stocked beds, gravelled terrace, lawn, semi-mature trees. Paved terrace with a raised bed surround, edged with sleepers.

COUNCIL TAX

West Oxfordshire District Council - Band G.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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

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