

1 Abbey Street, Eynsham,
Oxfordshire, OX29 4TB
Tel: 01865 880697 / 01993 851881
eynsham@abbeyprops.com
www.abbeyprops.com



abbeyproperties
independent estate agents



**Witney Road
Eynsham, Oxfordshire**

Guide Price £600,000



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Freehold

A rarely available detached and extended 1930's 3 Bedroom house in a very popular non-estate setting close to the vibrant village centre. The property has retained a number of original features including picture rails, floorboards, fireplaces, and also now benefits from brand new windows in the front elevation along with interior re-decoration and painting of the exterior. A single storey rear extension with "Art Deco" styling is a fantastic addition to the living space. The accommodation comprises hall, sitting room with bay window and fireplace, separate dining room with exposed floorboards, garden room extension, kitchen, 3 bedrooms and bathroom. The front is largely gravelled for additional off-road parking if needed, there is a garage set up as work space with a small conservatory attached at the rear, and a rear garden with westerly aspect, a blank canvas for the new owner. The property does offer considerable scope to update and improve, but is also ready for immediate occupation. Viewing is very highly 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 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 traffic lights proceed into the village on Witney Road passing the school on your left, and the property will be found on your right prior to the min-roundabout.

THE ACCOMMODATION

Hall

Exposed floorboards, staircase to first floor.

Sitting Room

Bay window to front, open fireplace with brick surround and tiled hearth.

Kitchen

Base and wall units on two walls including a feature curved unit, marble worktops, tiled splashbacks, 'Smeg' oven, gas hob and extractor, integrated washing machine and dishwasher, space for fridge/freezer - not included.

Dining Room

Exposed floorboards, fireplace feature (not useable), glazed doors to:-

Garden Room

Sloping roof with Velux rooflights and an appealing 'Art Deco' styling, windows to rear garden, glazed double doors, wood flooring with very useful trap-door under-floor storage.

First floor Landing

Access to roof space, window to side, airing cupboard housing hot water cylinder.

Bedroom 1

Windows to front, built-in wardrobes.

Bedroom 2

Window to rear, built-in wardrobe.

Bedroom 3

Window to rear, laminate floor.

Bathroom

White suite comprising panelled bath with shower over, pedestal basin, WC, fully tiled, window to front.



OUTSIDE

Single Garage

Detached, pitched roof design with timber double doors and personal door to the rear garden. The garage is set-up internally as a workspace. Access to roof void, door to aluminium framed glazed roof Conservatory attached to the rear.

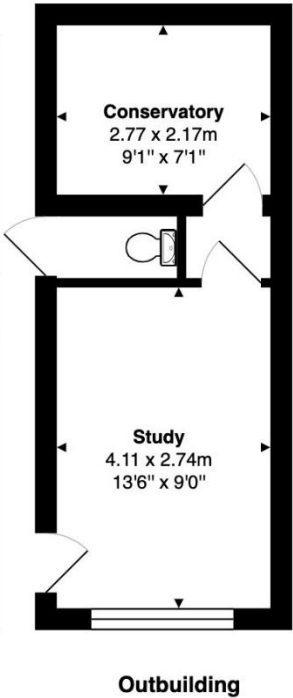
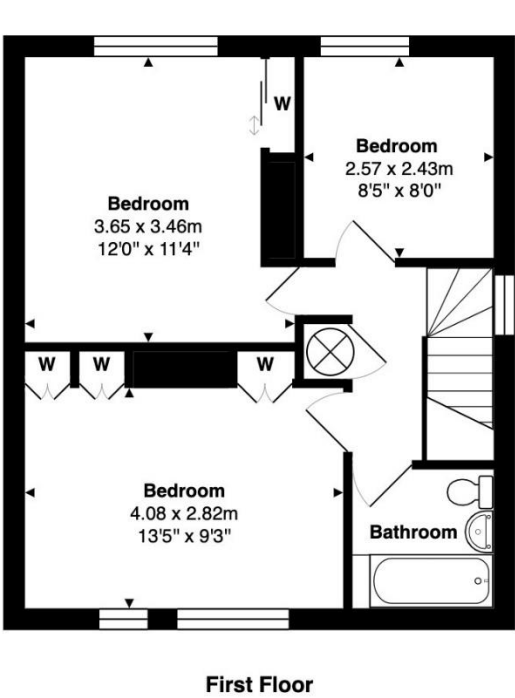
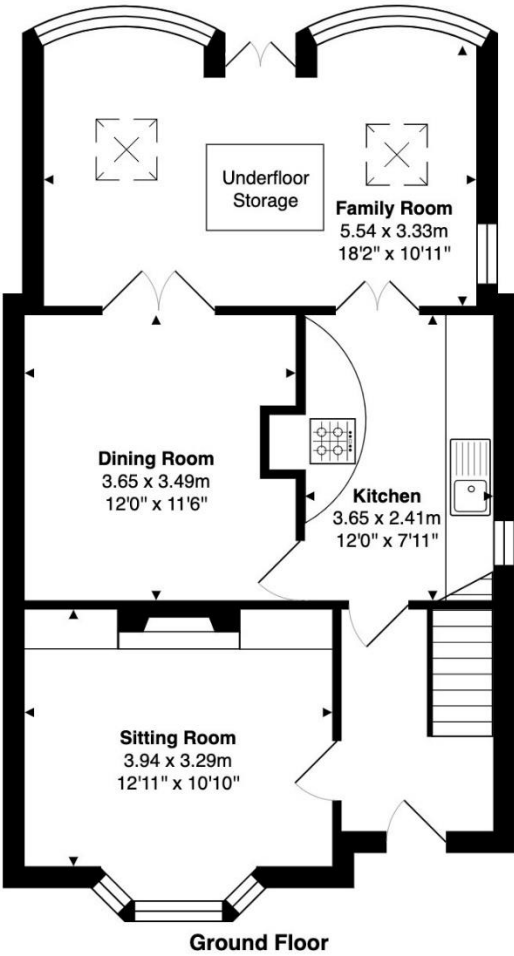
The Garden

The front is mainly gravelled with a driveway continuing at the side of the house to the garage. There is a low stone wall at the front and mature trees providing a screen from the road. Side access to the rear garden. This has a small patio and lawn and is a blank canvas for the new owner to stamp their mark.

COUNCIL TAX

West Oxfordshire District Council - Band F.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area

Main House 103.8 m² / ft²
Outbuilding 21.1 m² / 227 ft²
Total 124.3 m² / 1338 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.
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