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**Bell Lane**  
**Cassington, Oxfordshire**

**Guide Price £425,000**





## Bell Lane, Cassington, Oxfordshire, OX29 4DS

**Guide Price £425,000**

**Freehold**

An attached stone fronted 4 Bedroom house in a very pleasant individual non-estate setting overlooking a small green within a very popular village some 5 miles outside Oxford.

The property was built in the 1970's but is believed to have earlier period origins from original stone cottages on the site. The house has double glazing, gas central heating and a single garage in a nearby block, with pathway access from the rear garden. The accommodation includes a cloakroom, double aspect sitting room, kitchen/diner, useful boot room/rear lobby, 4 bedrooms and bathroom. The property would benefit from some updating but has considerable potential and scope to improve. END OF CHAIN SALE.



## SITUATION

Cassington Cassington is a small and pretty village lying just north of the A40, about 1 mile from the neighbouring village of Eynsham. The village is well situated for access to Witney (c.6 miles), Oxford (c.5 miles), Yarnton (c.2 miles), Kidlington (c.5 miles), the A34, A420 and M40.

The village has a traditional village green and an active local community, with two pubs, a primary school, Worton organic farm shop and cafe, parish church, village hall and sports field/recreation ground. Furthermore, at the end of Bell Lane, one can access a cycle path or canal/riverside walks, to Summertown and Oxford. There are numerous private schools within easy daily reach and the boutique hotel destination Estelle Manor is just 5 miles from the property. A bus stop at the end of Eynsham Road on the A40 serves Oxford and Witney.

Eynsham lies about 1 mile to the west and boasts fantastic local facilities, a regular bus service to Oxford & Witney and the highly regarded Bartholomew Secondary School.

## DIRECTIONS

Cassington is accessed from the A40, just east of Eynsham. Continue through the village passing the village green and Bell Lane will be found on your right. Continue along Bell Lane and the property will be found on your left nestled behind the small green area. Satnav: OX29 4DS

## THE ACCOMMODATION

### Hall

Staircase to first floor, understairs cupboard.

### Cloakroom

WC, wash basin, window to front.

### Sitting Room

Windows to front overlooking small green, patio doors to rear garden.

### Kitchen/Diner

Older style base and wall units, stainless steel double drainer sink, electric cooker point, plumbing for washing machine, window to front, wall mounted gas fired boiler, patio doors to:-

### Garden/Boot Room

Part-glazed door to rear garden.

### First floor Landing

Airing cupboard housing hot water cylinder, access to roof space with loft-ladder.

### Bedroom 1

Window to rear with lovely open view across a nearby meadow.

### Bedroom 2

Window to front, view towards Church spire.

### Bedroom 3

Window to rear.

### Bedroom 4

Window to front.

### Bathroom

Older style suite comprising panelled bath with shower over, pedestal basin, WC, window to front.





OUTSIDE

Single Garage

In a nearby block at the rear, with up and over door. Pathway access from the garages leads to the rear garden.

The Garden

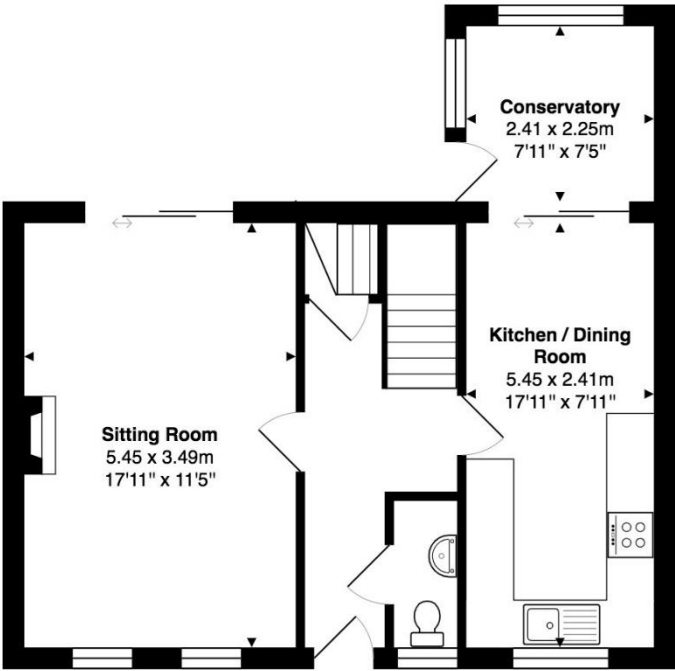
Pretty open plan front garden of lawn and shrub beds.

Gated side access to the rear garden. This has an easterly aspect to enjoy the morning sun and is enclosed in part by an old stone wall. Comprises lawn, shrub beds, small timber shed, and semi-mature bushes and trees.

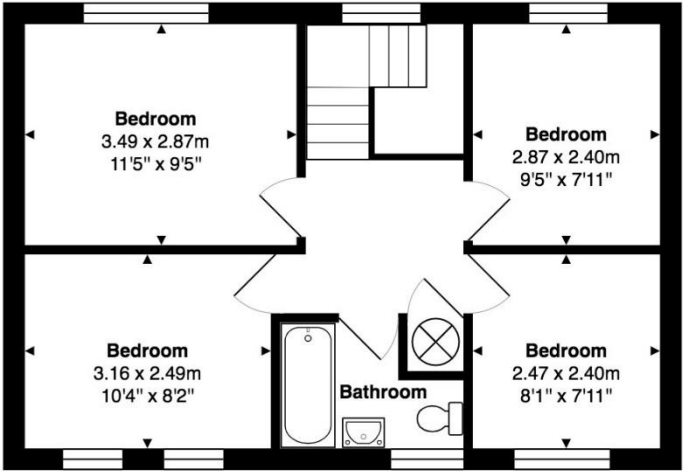
COUNCIL TAX

West Oxfordshire District Council - Band E.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approximate Gross Internal Area

94.7 m<sup>2</sup> ... 1019 ft<sup>2</sup>

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)

