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Falstaff Close
Eynsham, Oxfordshire

Guide Price £355,000



Falstaff Close, Eynsham, Oxfordshire, OX29 4QA

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Freehold

An extended 3 Bedroom house with the benefit of a converted garage providing an additional reception room or 4th bedroom, tucked away at the end of a cul-de-sac within close proximity of a local shop, bus stops, Bartholomew school, and the excellent range of village amenities. The accommodation comprises an extended hall, sitting room, galley style kitchen, dining room/bedroom 4, 3 first floor bedrooms and bathroom. The property has gas central heating, double width driveway parking, and an enclosed low maintenance garden with gated rear access. Offering good-sized living space for the price, there is also the scope for further updating and improvement.



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 the A40 Eynsham traffic lights proceed into the village along Witney Road passing the school on your left and turn left into Clover Place. Follow this into Back Lane and turn left into Falstaff Close.

Satnav: OX29 4QA

THE ACCOMMODATION

Hall

Extended hall with staircase to first floor and useful understairs space.

Dining Room

Former garage, with window to front.

Sitting Room

uPVC French doors to the rear garden.

Kitchen

Galley style kitchen with base and wall units, worktop, matching splash back, stainless steel single drainer 1.25 bowl sink, built-in electric double oven, electric hob, plumbing for washing machine/dishwasher. Glazed door to the rear garden.

On the first floor

Landing

Access to roof space.

Bedroom 1

Window to front, storage cupboard housing gas boiler.

Bedroom 2

Window to rear overlooking 'green' area.

Bedroom 3

Window to rear.

Bathroom

White suite comprising panelled bath with shower over, pedestal basin, WC, part-tiled walls.



OUTSIDE

Parking

Driveway parking for two cars at the front.

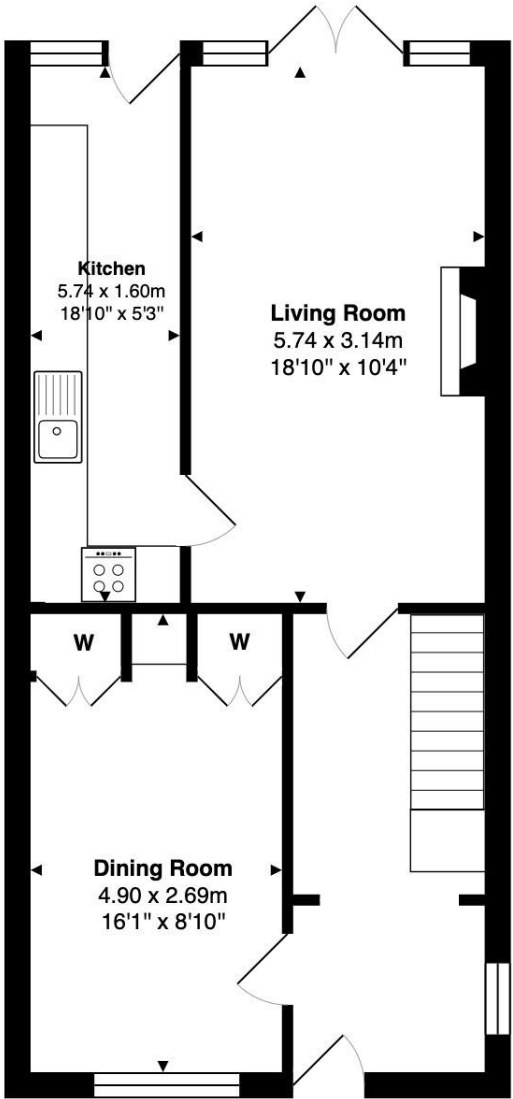
The Garden

Low maintenance rear garden, paved and enclosed with two timber stores, gate to rear.

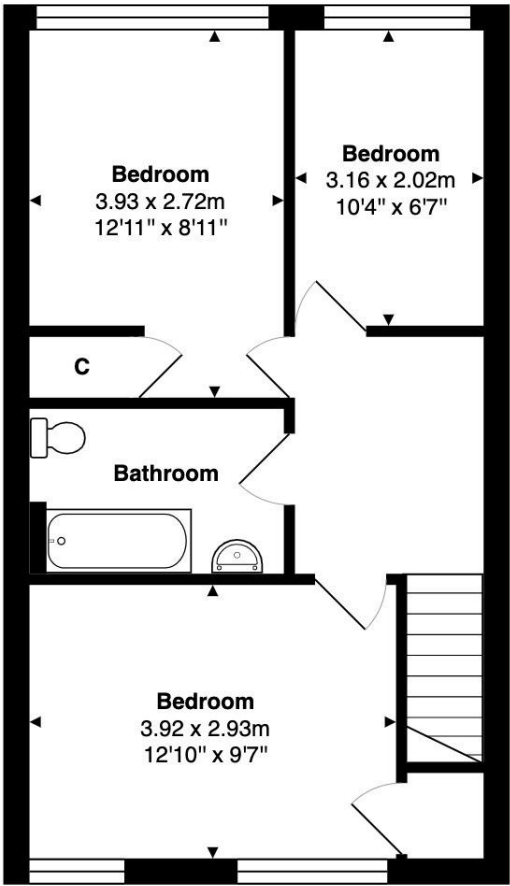
COUNCIL TAX

West Oxfordshire District Council - Band C.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Ground Floor



First Floor



Approx. Gross Internal Area 95.3 m² ... 1025 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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