



**Cobbetts Close**  
Eynsham, Witney, Oxfordshire



**abbeyproperties**  
independent estate agents



# Cobbetts Close

Eynsham, Oxfordshire

Guide Price £350,000

Leasehold

A stunning duplex Apartment offering flexible accommodation over two floors and high quality fittings, beautifully situated in a small close of properties constructed by local firm Oxford Homes in 2018.

Cobbetts Close is a unique development, sympathetically designed with a careful choice of materials to blend in seamlessly with the neighbouring period properties. It enjoys a private and secluded position on the sought after Cassington Road and is just a short walk from the old village centre and the excellent range of local amenities.

Features of the property include a wonderful light and bright living space on the second floor complete with a stylish bespoke Kitchen with fitted 'Neff' appliances, south facing views over a community owned Apple orchard, allocated parking, solid floors and gas fired under-floor heating with zone controlled thermostats.

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, Electrical shop, 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 community is buoyed by sports clubs and societies catering for all age groups and interests.

## DIRECTIONS

Keith House can be found on Cassington Road which is a continuation of Newland Street, close to the old village centre. Parking will be found at the rear of the property.

## THE ACCOMMODATION

### Communal Entrance

A spacious communal entrance for 4 Flats with stairs rising to the first floor. Exterior doors to both front and rear of the property.

### Hall

Video entry-phone for the external door, staircase to second floor with storage cupboard under, cupboard housing electric meter.

### Master Bedroom

Sash style double glazed windows to the rear (south elevation) with wonderful open views over a community orchard.

### En-Suite Shower

White suite comprising tiled double shower cubicle, concealed cistern WC, wash basin, upright towel radiator, shaver socket, tiled floor and part-tiled walls.

### Bedroom 2

Sash style window to front facing Cassington Road.

### Bedroom 3

Sash style window to front.

### Bathroom

White suite comprising panelled bath with shower over, wash basin, WC, tiled floor and part tiled walls, upright towel radiator, plumbing for washing machine, window to side, shaver socket.

## On the Second Floor

### Sitting Room

An impressive open plan layout with a light and airy feel and a crisp contemporary finish. Sloping roof with Velux roof lights in each pitch providing considerable natural light, under-floor heating, cupboard housing gas fired boiler. Open rear aspect with distant views towards Wytham woods. Opening to:-

### Kitchen

Stylish contemporary units on three walls with a granite style worktop, up-stands and matching hob splashback. "NEFF" integrated appliances of electric oven, microwave, gas hob with extractor hood, dishwasher, fridge and freezer. Single drainer 1.25 bowl sink, Velux roof lights.

## OUTSIDE

### Allocated Parking

One allocated parking space at the rear of the property.

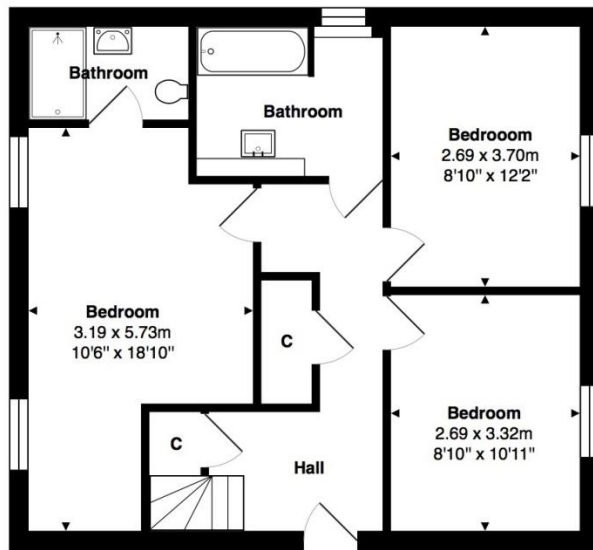
### Amenity Space

There is landscaped amenity space with external lighting. Land at the rear adjoins and overlooks a community owned Orchard.

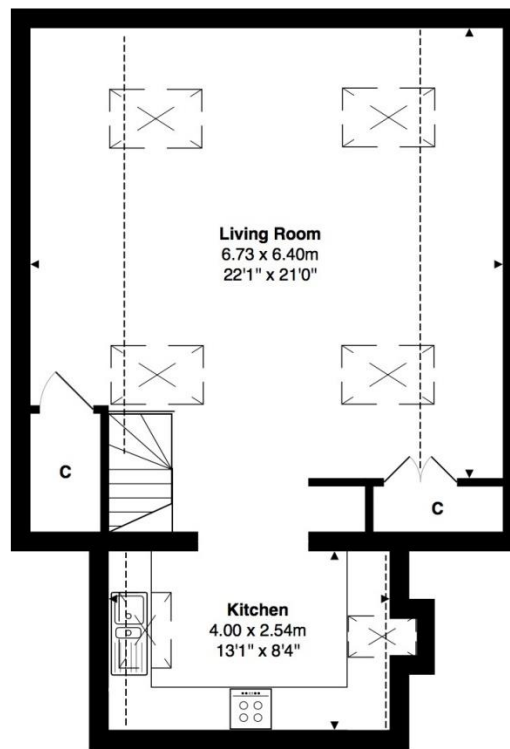
### Tenure & Service Charge

Leasehold. Ground rent of £250.00 per annum and we understand the service charge is currently £1073.79 per annum which includes buildings insurance.





First Floor



Second Floor



Denotes Reduced Headroom

Approx. Gross Internal Area: 115.9 m<sup>2</sup> ... 1248 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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