



# The Lambing Pen

Eynsham, Oxfordshire





## An exemplary barn conversion with open plan living finished to a high standard near Estelle Manor.



### Summary of accommodation

#### Main House

Ground floor: Open plan kitchen/dining/living room | 2 bedrooms | 2 shower rooms | Bedroom 3/study

#### Garden and Grounds

Garage | Parking | Beautiful and enclosed garden

## Situation

Times and distances are approximate.

Eynsham is a picturesque village located in Oxfordshire, England. It lies approximately five miles west of Oxford and is known for its rich history and charming rural atmosphere. The village is surrounded by beautiful countryside, offering ample opportunities for outdoor activities such as walking, cycling, and bird-watching.



Eynsham is well-connected by road, with easy access to the A40 and regular bus services to Oxford and other nearby towns. The village's amenities include; shops, pubs, restaurants, and schools, catering to the needs of its residents and visitors.



The village hosts several annual events, including the Eynsham Carnival and the Eynsham Country Market, which reflect its vibrant community spirit. Eynsham's economy is primarily based on local businesses, agriculture, and tourism. Its proximity to Oxford makes it a popular residential area for those working in the city.



Nearby you can enjoy the history, architecture, gardens and many family activities at the World Heritage Site Blenheim Palace.



## The Lambing Pen

The Lambing Pen is a beautifully refurbished semi-detached barn conversion amongst the private community in a rural position near Witney. Both the house and gardens are well maintained, and they enjoy a quiet environment in a desirable location. The open plan living is both light and spacious making the most of views over the garden whilst the layout is versatile. There is a private parking and impressive gardens framed by mature hedging.





## FLOOR PLAN

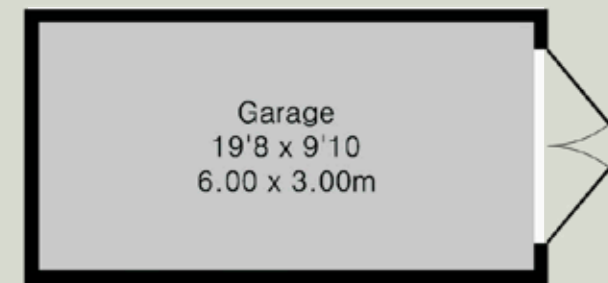
Approximate Gross Internal Floor Area

Ground Floor: 89 sq m / 953 sq ft

First Floor: 34 sq m / 361 sq ft

Garage: 18 sq m / 194 sq ft

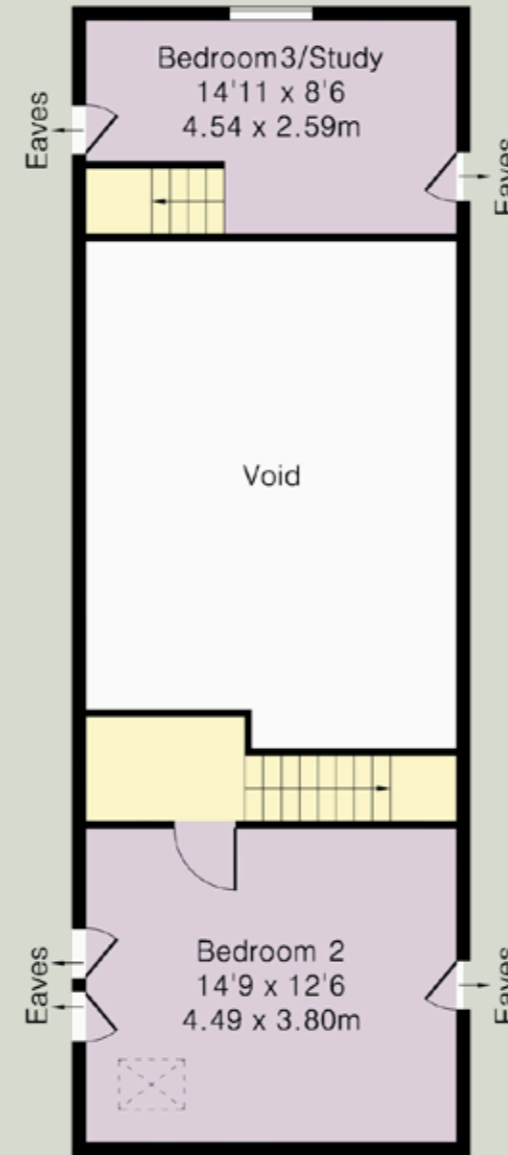
Total Area: 141 sq m / 1,508 sq ft



Garage



Ground Floor



First Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

## PROPERTY INFORMATION



## Property Information

**Tenure:** Freehold.

**Local Authority:** West Oxfordshire District Council

**Council Tax:** E

**EPC:** E

**Postcode:** OX29 4YA

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Oxford  
274 Banbury Road  
Summertown, Oxford  
OX2 7DY

**Harry Sheppard**  
01865 264879  
harry.sheppard@knightfrank.com

**knightfrank.co.uk**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated: August 2024. Photographs dated: August 2024. Capture Property 01225 667287.

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