



Witney Road, Eynsham

Breckon & Breckon
EST. 1847

Trethewey House, 4 Witney Road

Eynsham OX29 4PG

Located in the desirable village of Eynsham, this delightful 1920s home has undergone a completion programme of extension and refurbishment resulting in a fabulous finish to this fine, bespoke home. The stylish and beautifully presented living space is across two floors and is complemented perfectly by the generous garden. The superb, welcoming entrance hall has a red brick fireplace with stove and leads to a stunning, open plan, contemporary fitted kitchen/dining/family area, a truly wonderful centre point creating a fabulous social space, ideal for entertaining. Fitted with a wide range of units, integrated appliances and large island the kitchen/family area is filled with natural light through a combination of roof lights and two sets of doors to the paved terrace. There is a feature display brick fireplace in the kitchen and dual brick chimney feature from the dining/family area through to the sitting area. Accompanying this incredible ground floor picture is a further reception.

There are four large bedrooms and three contemporary fitted bathrooms.

Laid to lawn the generous garden is a great space for alfresco entertaining.

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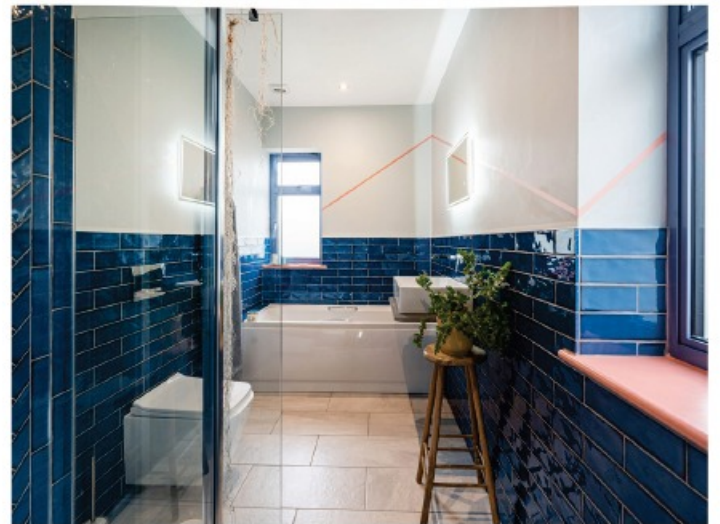


Generous plot

£900,000







Council Tax:
Band F - £3,377.2

Parking
Ample driveway
parking plus garage at
rear

Local Authority
West Oxfordshire
District Council

Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(71-80)	C		
(61-70)	D	69	72
(51-60)	E		
(41-50)	F		
(1-40)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

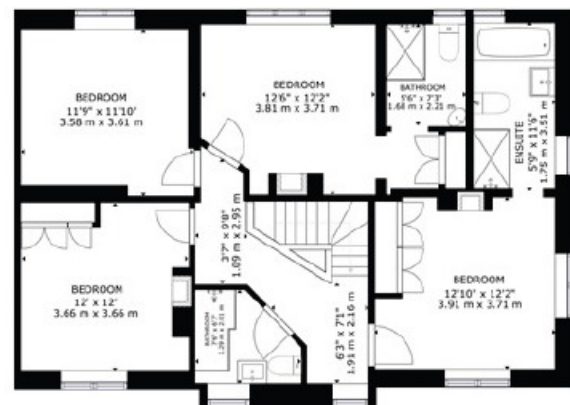
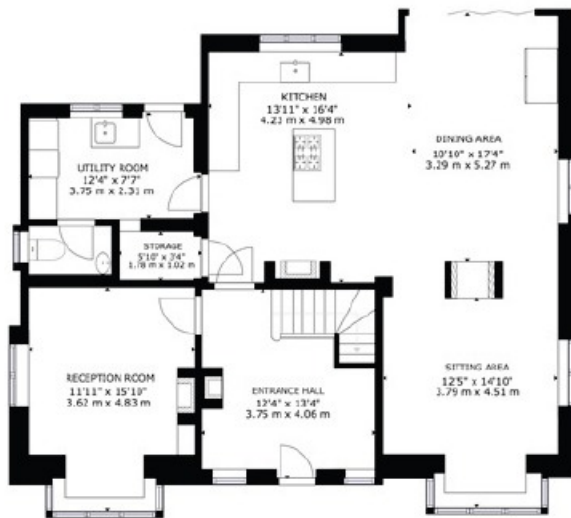
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“Agent's comment”

Beautifully presented this delightful family home offers ample accommodation finished to a high specification. The generous gardens and ample parking perfectly complement the inside living space.

Located within walking distance of shops, both primary and secondary education and a main bus route to Oxford/Witney/Carterton.

Properties of this nature are seldom seen for sale in this wonderful village with its thriving community and an appointment to view is highly recommended to fully appreciate the charm of this superb home.



GROSS INTERNAL AREA
 FLOOR 1: 1180 sq ft, 109.63 sq m; FLOOR 2: 2023 sq ft, 187.87 sq m
 TOTAL: 3203 sq ft, 297.50 sq m
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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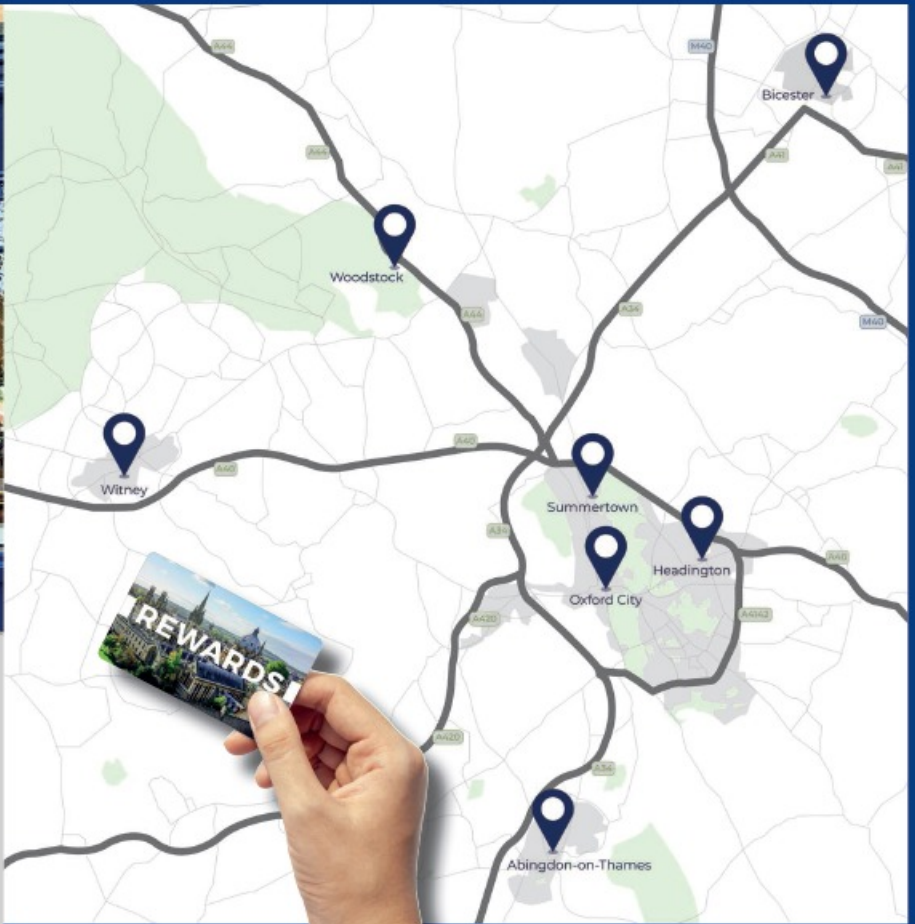
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FROM LEFT: Alexander Chappell, Julia Briggs, Sarah Thomas, Madison Peedell, John Bouwer



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