

THE LAURELS

25 HIGH STREET, EYNHAM OX29 4HE

The Laurels

25 High Street, Eynsham OX29 4HE

Enjoying a quiet spot within walking distance of the heart of this desirable village, a lovely home blends the modern interior and cottage style exterior perfectly. The spacious living accommodation is set across three floors and is in good order throughout. The modern kitchen/breakfast room was fitted in 2020 with a good range of units, integrated appliances and space for white goods. The light and airy sitting room is a superb place for relaxing with the WC completing the ground floor. The first floor has two bedrooms and modern bathroom with a third bedroom/study and WC on the second floor.

Bound by high walling the courtyard garden enjoys a good degree of privacy and provides a delightful spot to enjoy some alfresco dining. An off-road parking space is an additional attribute.



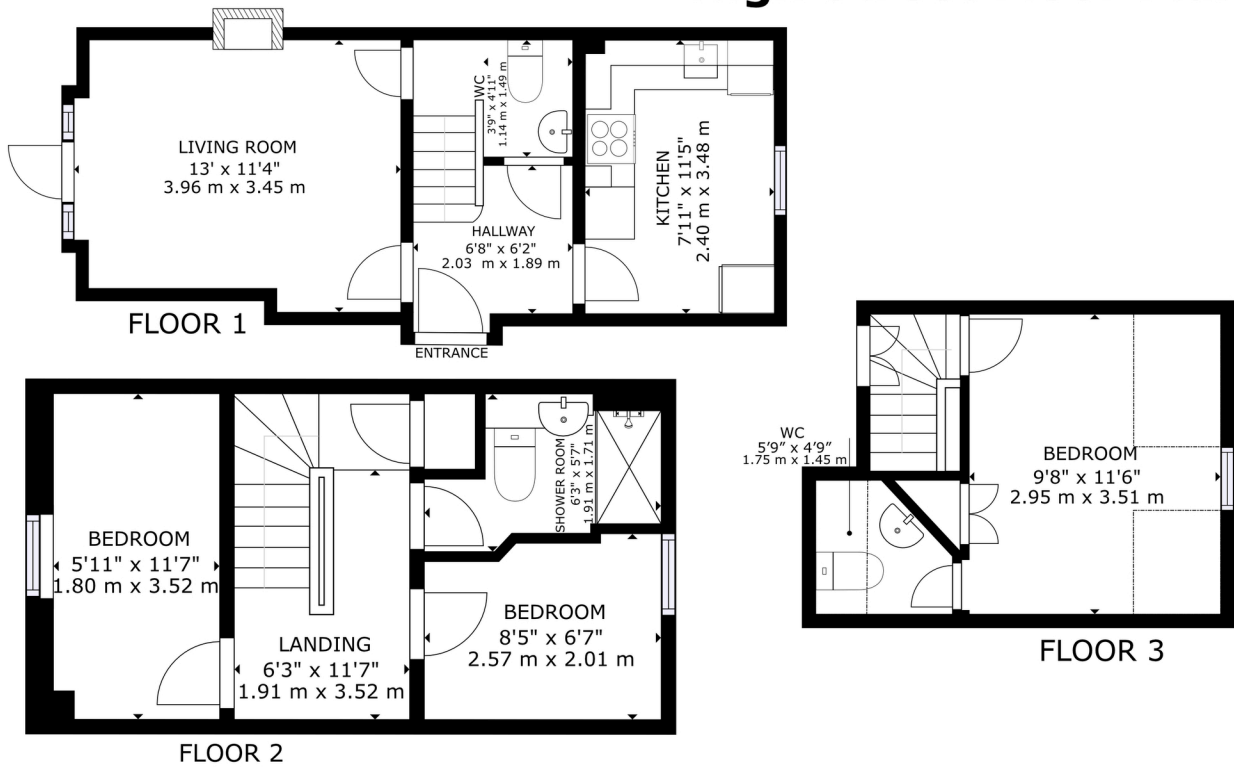
GUIDE PRICE

£375,000





High Street Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 323 sq ft, 30.01 m, FLOOR 2: 254 sq ft, 23.62 m, FLOOR 3: 125 sq ft, 11.6 m
REDUCED HEADROOM: 40 sq ft, 3.77 m
TOTAL: 702 sq ft, 65.23 m
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band D - £2,338.06

Parking:
Off-street parking

Local Authority:
West Oxfordshire District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

“LOCATION COMMENT

Eynsham is a thriving village situated off the A40 midway between Oxford and Witney. It has a wide variety of shops for most day-to-day needs, chemist, post office, churches, several public houses and, a library. There is a primary school and the Bartholomew Secondary School is a popular choice. There is a village hall, numerous active clubs and societies, youth centre and sports pavilion. An excellent bus service runs to both Witney/ Oxford/Carterton and there is an hourly bus service to the John Radcliffe Hospital.



OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

Breckon & Breckon
est.1947



Every office has access to
every buyer registered across
our network of seven offices.

Sharing a single database of
buyers ensures maximum
exposure for our clients.

Witney Sales

10 Market Square
Witney
Oxfordshire
OX28 6BB

t: 01993 776 775
e: witney@breckon.co.uk



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



Summertown

t: 01865 310 300 (sales)
t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

Oxford City Centre

t: 01865 244 735 (sales)
t: 01865 20 1111 (letting)
e: post@breckon.co.uk

Headington

t: 01865 750 200 (sales)
t: 01865 763 999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames

t: 01235 550 550 (sales)
t: 01235 554 040 (letting)
e: abingdon@breckon.co.uk

Woodstock

t: 01993 811 881 (sales)
t: 01993 810 100 (letting)
e: woodstock@breckon.co.uk

Bicester

t: 01869 24 24 23 (sales & letting)
e: bicester@breckon.co.uk

New Homes

t: 01865 261 222
e: newhomes@breckon.co.uk

Land Team

t: 01865 558 999
e: land@breckon.co.uk

Letting and Property Management

t: 01865 20 1111
e: lettings@breckon.co.uk

Creative Department

t: 01865 310 300
e: creative@breckon.co.uk

Bespoke by Breckon

t: 01865 765 555
e: bespoke@breckon.co.uk



IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.