

THE LAURELS

25 HIGH STREET, EYNHAM OX29 4HE

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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.



3



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Courtyard

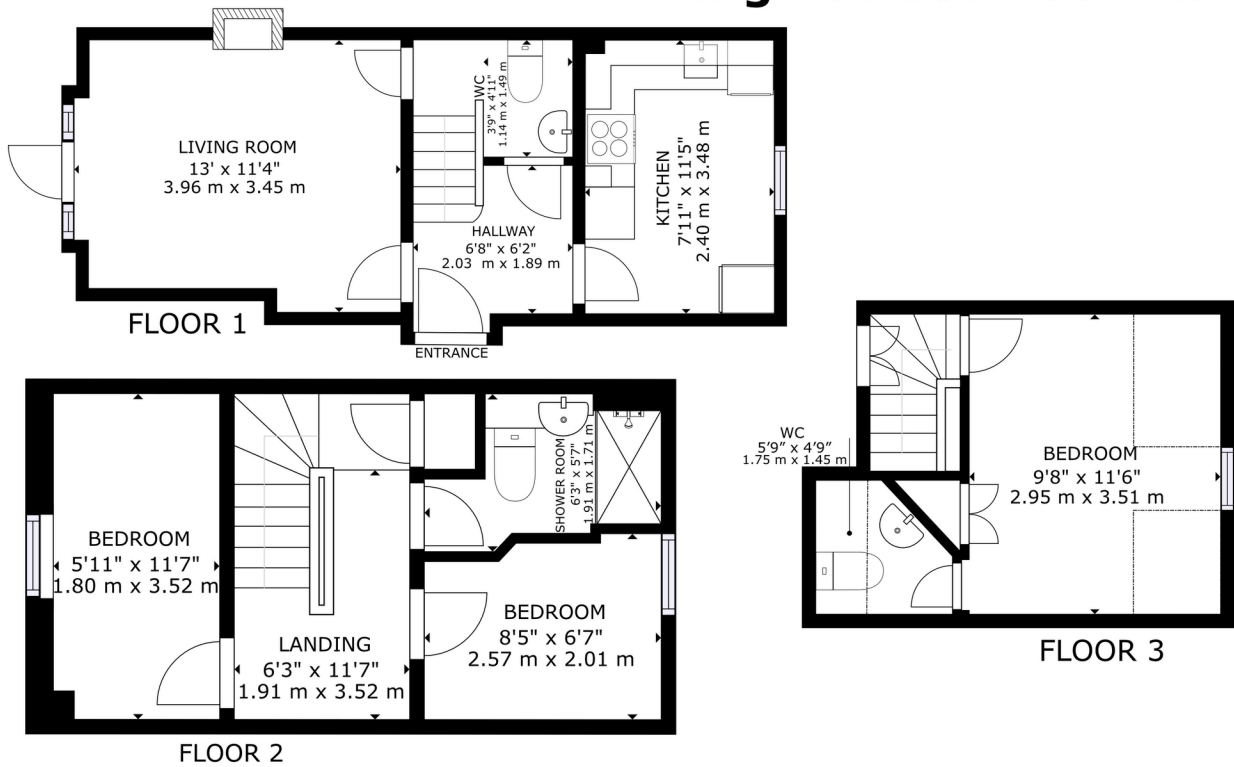
GUIDE PRICE

£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.



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