



ACRE END COTTAGE

52 ACRE END STREET, EYNSHAM OX29 4PD



ACRE END COTTAGE

52 ACRE END STREET, EYNSHAM OX29 4PD



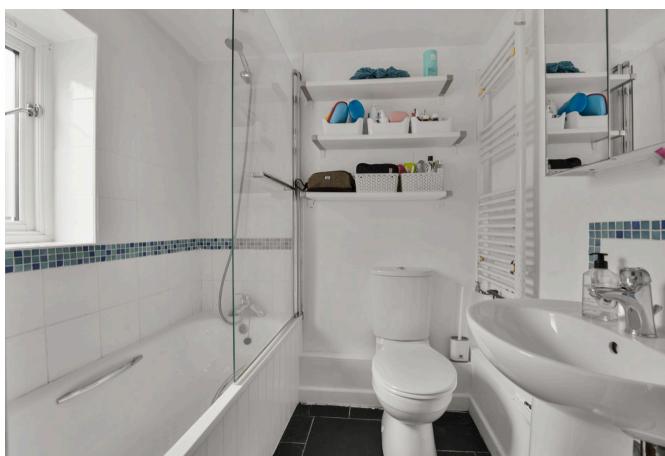
£350,000
GUIDE PRICE

Enjoying a quiet spot within walking distance of the heart of this desirable village, a lovely home that perfectly blends character living with modern comforts. The spacious living accommodation is set across two floors and is in good order throughout. Period features include exposed, painted beams, feature stone fireplace (non-working), and wood floors. The kitchen with tiled floor offers a super range of units with wood worktops, integrated appliances, Butler sink, and additional space for white goods. The light and airy sitting room is a superb place for relaxing with the bathroom completing the ground floor. The first floor has two double bedrooms.

Outside, the generous rear garden has a paved area for alfresco entertaining with lawn, mature plants and tree beyond. A path leads to the rear boundary where there is a superb garden/studio office, a fabulous additional space. There is on-street parking to the front. A wonderful opportunity to enjoy village life yet within easy reach of both Witney and Oxford.



Generous with Home Office





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

Approximate Gross Internal Area
Main House = 60.38 sq m / 650 sq ft
Outbuildings = 14.12 sq m / 162 sq ft
Total = 74.50 sq m / 812 sq ft

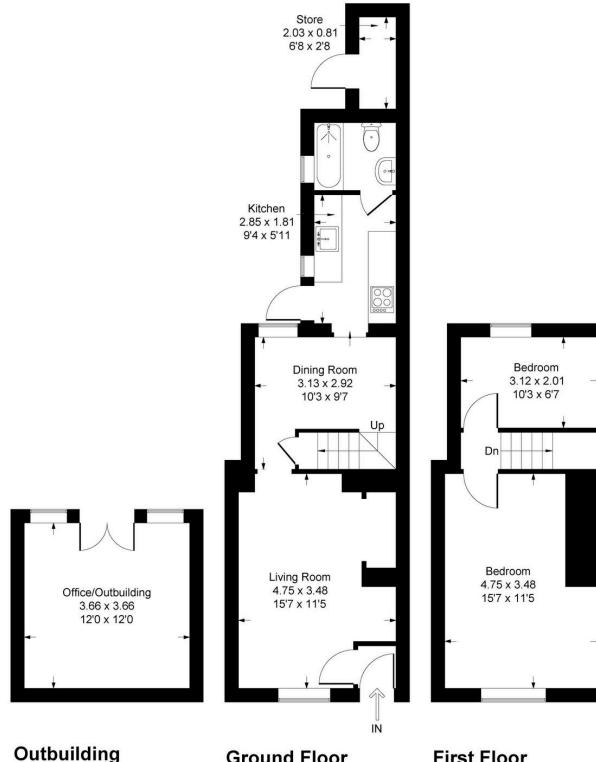
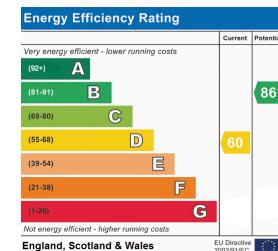


Illustration for identification purpose only, measurements approximate, and not to scale.



Council Tax Band

Band D
£2469.32

Local Authority

Local Authority
West Oxfordshire District Council

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

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

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

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

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 domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor with respect to the property, heating systems and 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.