

1 Abbey Street, Eynsham,
Oxfordshire, OX29 4TB
Tel: 01865 880697
eynsham@abbeyprops.com
www.abbeyprops.com



abbeyproperties
independent estate agents



**12 Acre End Street
Eynsham, Oxfordshire**

Guide Price £300,000

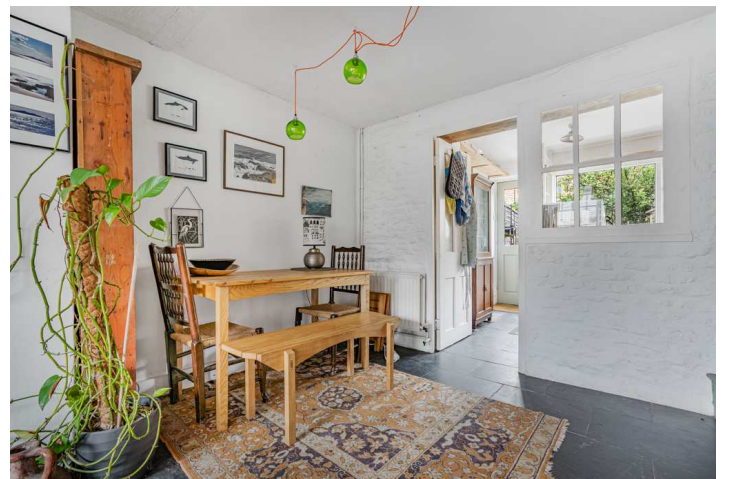


12 Acre End Street, Eynsham, Oxfordshire, OX29 4PA

Guide Price £300,000

Freehold

An extended stone-fronted 2 bedroom cottage with great character and period features in the centre of this very popular village. Entering the cottage into a delightful open plan sitting/dining room with wood-burning stove, original floorboards, exposed stone, space for a dining table and access to a cellar. The more rustic kitchen complete with a Belfast sink faces the rear garden. On the first floor there are exposed floorboards throughout, 2 bedrooms and bathroom. The property has gas central heating and an enclosed low-maintenance rear garden. END OF CHAIN SALE.



THE ACCOMMODATION

Sitting/Dining Room

Wood-burning stove with brick hearth/surround, original floorboards, window to front, arched recess with shelving - wide opening to a dining area with painted stone wall, staircase to first floor, tiled floor continuing through to the kitchen and stone steps down to the cellar.

Kitchen

Belfast sink, worktop, plumbing for washing machine, gas cooker point, space for larder fridge, window and part-glazed door to the rear garden.

Cellar

Electric light.

On the first floor

Landing

Exposed boards throughout first floor, access to roof space, cupboard housing gas boiler.

Bedroom 1

Window to front, old cast iron fireplace feature.

Bedroom 2

Window to rear.

Bathroom

Panelled bath with shower over, pedestal basin, WC, roof light.

OUTSIDE

Rear Garden

Low maintenance garden with an old stone wall at the far end. Outside tap.

Council Tax

West Oxfordshire District Council - Band C.

Eynsham is a sought-after West Oxfordshire village with an excellent range of local facilities and a fantastic daily bus service into both Oxford and Witney, each some 6 miles distant. A wonderful range of shops and facilities in the village includes CO-OP and Spar shops, a butcher, greengrocer, off-licence, post office, library, medical centre, delicatessen, coffee shops, beautician, hairdressers, and a handful of traditional village pubs. The village has toddler groups, a primary school, and the highly rated Bartholomew secondary school. The community is further buoyed by sports clubs, groups, and societies catering to all age groups and interests. There are some wonderful walks across open countryside and along the nearby Thames path at Swinford toll bridge.



- * 2 Bedrooms * Sitting Room with stove *
- * Dining Area * Cellar * First floor bathroom *
- * Rear garden * Period features *
- * Close to local amenities * No onward chain *

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

12 Acre End Street Eynsham OX29 4PA

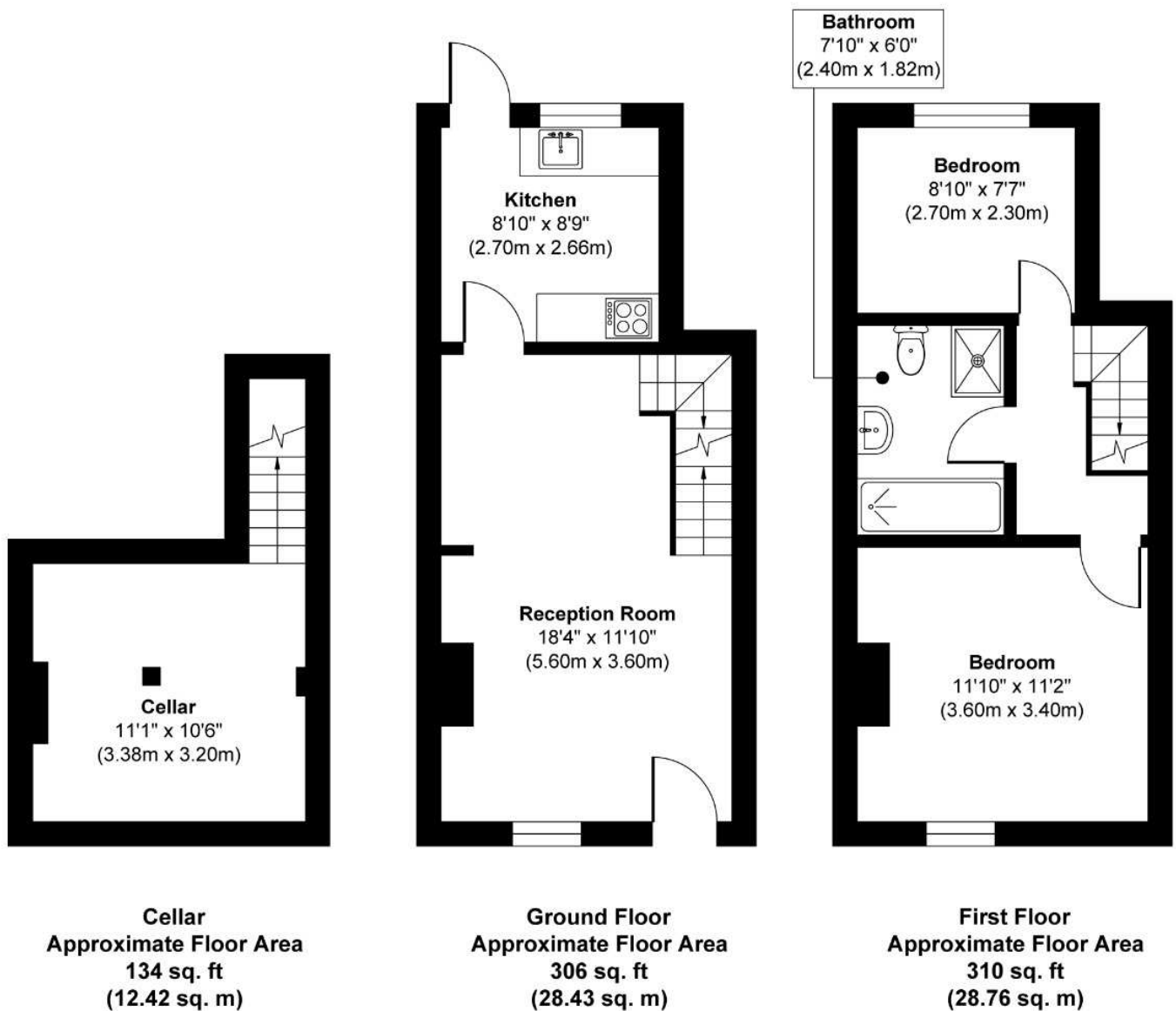


Illustration for identification purpose only, measurements are approximate not to scale.