



THOMAS  
MERRIFIELD  
SALES LETTINGS

159 Eynsham Road,  
Botley, Oxford, OX2 9NE

# 159 Eynsham Road, Botley, Oxford, OX2 9NE

A substantial five-bedroom residence extending to approximately 2,656 sqft (246 sq m) set within a generous 0.45-acre plot in this popular West Oxford location.

- Five bedroom detached house
- Set within 0.45 acre plot
- Entrance hall and cloakroom
- Sitting room with doors opening onto the conservatory
- Dining room
- Kitchen and utility room
- Self contained studio
- Detached garage/workshop
- EPC Rating: D
- Council Tax Band: G

The property offers well-proportioned and versatile accommodation throughout. The ground floor comprises a welcoming entrance hall with cloakroom, leading through to a spacious sitting room positioned at the rear, with doors opening into a conservatory. A separate dining room features sliding doors to a second conservatory. The kitchen is complemented by a utility room and an additional cloakroom. The original garage has been thoughtfully converted into a self-contained studio, complete with its own kitchenette area and shower room. On the first floor, the principal bedroom enjoys views over the rear garden and benefits from an en-suite bathroom. There are four further bedrooms, two of which also feature en-suite facilities, alongside a well-appointed family bathroom and a large walk in storage cupboard.

**Guide Price £875,000 - Freehold**





Externally, the property continues to impress with extensive grounds benefitting from a southerly aspect, as well as a detached garage/workshop with an adjoining store. Eynsham Road occupies an excellent location being just half a mile from the city with its array of shops. There are numerous entertainment venues and cafes and restaurants to suit most tastes. Cultural amenities include cinemas, theatres, museums and galleries. Both Oxford train and bus stations are accessible on foot or cycle with direct routes into London Paddington and Victoria respectively. More locally there are several shops including Waitrose on Botley Road and several retail parks further afield for recreation are golf and Frilford Heath water sports and Farnoor Reservoir and several leisure centres.



**Approximate Gross Internal Area 2656 sq ft - 246 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 1479 sq ft – 137 sq m

First Floor Area 1177 sq ft – 109 sq m

Garage Area 552 sq ft – 51 sq m

Outbuilding Area 100 sq ft – 9 sq m



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