

1 Abbey Street, Eynsham,  
Oxfordshire, OX29 4TB  
Tel: 01865 880697  
eynsham@abbeyprops.com  
[www.abbeyprops.com](http://www.abbeyprops.com)



**abbeyproperties**  
independent estate agents



**Old Witney Road  
Eynsham, Oxfordshire**

**Offers over £425,000**





## Old Witney Road, Eynsham, Oxfordshire, OX29 4PT

### Offers over £425,000 Freehold

A detached 3 bedroom house standing in a good-sized plot with garden on three sides, in a very popular non-estate position close to Bartholomew School. The property offers comfortable family-sized accommodation along with great scope for alteration and extension, subject to planning consent. Features include front & rear gardens with a southerly rear aspect, a single garage, ample driveway parking and gas CH. The accommodation includes hall, sitting room, separate dining room, kitchen, 2 double bedrooms, 1 single, bathroom and separate WC. Viewing is advised.





## THE ACCOMMODATION

### Hall

Staircase to first floor.

### Sitting Room

Windows to front and side, laminate floor, gas fire (not tested).

### Dining Room

Window to side, patio doors to paved verandah. Sliding door to:-

### Kitchen

Base and wall units on three walls, built-in electric oven and gas hob, stainless steel double drainer sink, plumbing for washing machine and dishwasher, window to side, storage cupboard, door to verandah.

### On the first floor

### Landing

Access to roof space.

### Bedroom 1

Windows to front and side, airing cupboard housing hot water cylinder.

### Bedroom 2

Windows to side and rear, double room.

### Bedroom 3

Window to rear.

### Bathroom

Older style white suite comprising panelled bath, pedestal basin, part tiled, window to side.

### WC

Window to side.



OUTSIDE

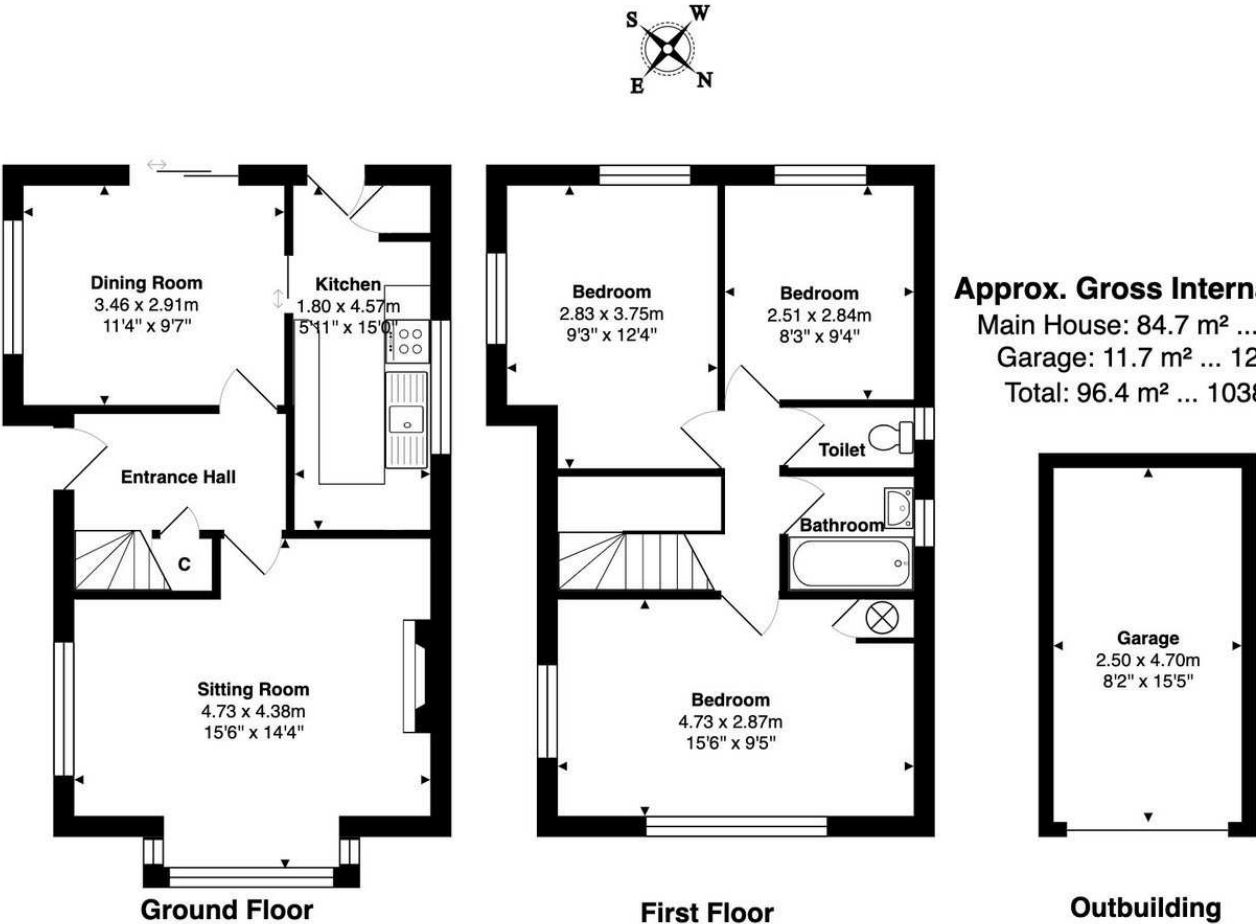
Single Garage

Up and over door, electric and power.

The Garden

Driveway parking for several vehicles running to the side of the house. Area of front garden, largely untended, side garden (mainly gravelled/paved) which in turn leads to the rear garden. This is mainly laid to lawn and has a small pond. There is a useful timber workshop and adjoining concrete base with canopy over. The plot is part-enclosed by a 6' brick wall.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 83        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 62      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |



Approx. Gross Internal Area:  
Main House: 84.7 m<sup>2</sup> ... 911 ft<sup>2</sup>  
Garage: 11.7 m<sup>2</sup> ... 127 ft<sup>2</sup>  
Total: 96.4 m<sup>2</sup> ... 1038 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such. Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)