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Abbey Farm Barns
Eynsham, Oxfordshire

Guide Price £800,000



Abbey Farm Barns, Station Road, Eynsham, Oxfordshire, OX29 4FA

Guide Price £800,000 Freehold

A beautifully proportioned stone built barn conversion tucked away in the sought after Abbey Farm Barns development, a delightful setting away from the road within easy walking distance of the village centre. The sympathetically designed development dating from 2013 is built in the grounds of the old Abbey Farm and comprises a small collection of conversions alongside a separate mews of modern homes very much in-keeping with the farm building conversions. This particular Grade II listed two-storey Barn was known as the "Bramley" and designed with 4 bedrooms. The first floor has been remodeled to create a beautifully proportioned master bedroom by incorporating two Bedrooms into one. The 4th bedroom could easily be re-instated if required. The property is presented in excellent decorative condition with features including a fabulous Sitting/Dining Room with wood-burning stove, fitted kitchen with integrated appliances, under-floor heating on the ground floor, gas central heating, a pressurised water system, solar water heating, and timber-framed double glazing. Outside there is a double car-port opposite the property and well tended established walled garden with a summerhouse and useful rear access. A RARELY AVAILABLE OPPORTUNITY - VIEWING IS HIGHLY RECOMMENDED.



THE ACCOMMODATION

Hall

Cloakroom

WC, wash basin, base and wall unit, worktop and integrated washer/dryer.

Kitchen

Base and wall units, worktop, tiled splash back, inset single drainer 1.25 bowl sink, electric oven, gas hob, integrated fridge/freezer and dishwasher, cupboard housing gas fired boiler, tiled floor, wall of exposed stonework, glazed door to the rear garden.

Sitting/Dining Room

A superbly proportioned double aspect room with clearly defined sitting and dining areas. Fireplace feature with stone hearth, surround and wood-burning stove, windows to front and rear with deep sills, staircase to first floor, understairs cupboard, glazed door to the rear garden.

On the first floor

Landing

Large window to front with deep sill, storage cupboard, linen cupboard housing hot water cylinder.

Master Bedroom

An impressive master bedroom (formally two rooms) with built in double wardrobes and a triple sized walk-in wardrobe with mirrored sliding doors, rear-facing windows, exposed original roof timber.

En-suite Shower

Tiled cubicle, wash basin, WC, tiled floor, part tiled walls, conservation roof light.

Bedroom 2

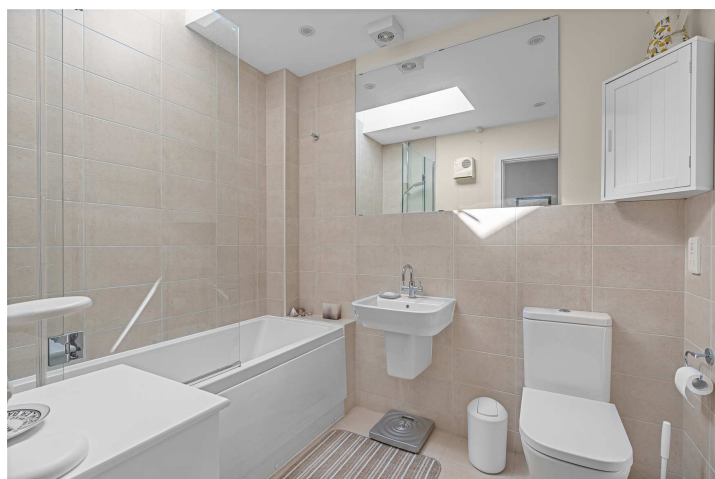
Double room with built in double wardrobe, rear-facing window and original exposed roof timber.

Bedroom 3

Currently used as a home office/playroom. Access to boarded roof space with loft ladder, rear-facing window.

Bathroom

White suite of panelled bath with shower over, wash basin WC, tiled floor and part tiled walls, conservation roof light.



OUTSIDE

Double Car-Port

Opposite the property.

The Garden

The well tended rear garden is enclosed by natural stone walls and comprises a paved terrace, lawn, planted borders, and several mature trees and shrubs. There is a Summerhouse at the far end with glazed folding doors on a slab base. Outside tap, gated rear access, view towards St. Leonard's church tower.

Council Tax

West Oxfordshire District Council - Band F.

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



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Approximate Gross Internal Area
Main House = 170.6 sq m / 1837 sq ft
Car Port = 31.5 sq m / 340 sq ft
Outbuilding = 7.0 sq m / 76 sq ft
Total = 209.1 sq m / 2253 sq ft

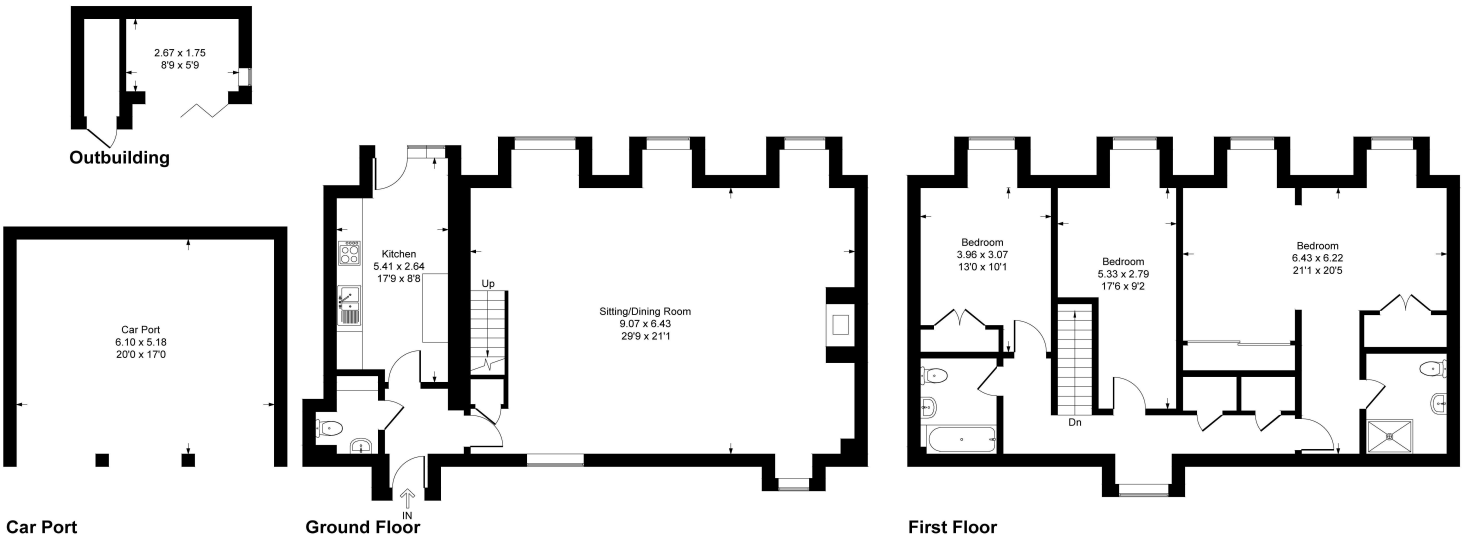


Illustration for identification purpose only, measurements approximate, and not to scale.

These particulars have been carefully prepared in good faith as a guideline only. Rooms have been measured with an electronic laser and measurements, areas, distances or aspects referred to given as approximations. No appliances, heating systems or services have been tested and prospective purchasers are advised to commission their own inspections and surveys prior to exchange of contracts. Nothing in these particulars should be interpreted as implying that any necessary planning, building regulation or other consents have been obtained. We have not verified the tenure or legal title of the property and prospective purchasers should make their own enquiries through their Solicitor prior to exchange of contracts.