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29 - 33 Mill Street
Eynsham, Oxfordshire

Guide Price £750,000



A unique and substantial period village home with shop space in the very centre of this sought after village some 6 miles outside Oxford. The shop element now has planning permission for change of use to residential (Ref: 26/00603/PN56) providing endless options for imaginative re-development of the overall living space. Formerly three Cottages with period origins dating back to the early 1800's and beyond, the property comprises a 3/4 Bedroom home with flexible accommodation over two floors, a private courtyard garden, ample storage and off-road parking, and a ground floor shop unit with street frontage. With local authority permission granted the shop space can now be incorporated into the living accommodation to form one large family home. The property is arranged in such a way that could accommodate an annex or self-contained cottage with some imaginative re-development. Furthermore it boasts substantial storage and off-road parking at the rear with possible development potential (subject to planning permission). The accommodation is currently approached from the rear through the south facing private courtyard garden. The well proportioned and adaptable living space has gas central heating and includes a newly re-fitted kitchen, cloakroom, sitting room with a wood-burning stove, utility/boot room. The first floor has a refitted bathroom and shower room, 3/4 bedrooms, and a second sitting room. The former shop unit boasts delightful period features including old fireplaces and beams, frontage to Mill Street, and would be a wonderful addition to the living accommodation. This is undoubtedly a property with endless possibilities and significant potential to update, re-model, and develop. With impressive living accommodation presented in good decorative condition, a larger than expected plot, ample off-road parking, and the ability take this to 100% residential use, viewing is highly recommended.



THE ACCOMMODATION

Kitchen

Newly refitted Kitchen (2025), exposed beams/stonework, tiled floor, stable door to the courtyard garden.

Inner Lobby

Staircase to first floor.

Cloakroom

WC, wash basin, gas fired boiler.

Sitting Room

South facing bay window, wood-burning stove.

Utility/Boot Room

Ship-steps up to first floor, base units, Belfast sink, exposed stone. Glazed door leading to courtyard.



On the first floor

Landing

Access to roof space.

Shower Room

Refitted modern white suite, fully tiled walls.

Bedroom

A characterful room with pitched roof, exposed stonework and roof timbers, south facing windows to front.

Sitting Room 2

Through-room, window to front. Connecting door to:-

Study Recess

A useful space with door to bedroom/office.

Home Office

Staircase access from the shop unit, period stove feature, window to front.

Bathroom

Refitted white suite comprising bath and shower, bidet, WC, pedestal basin in vanity unit, fully tiled walls.

Master Bedroom

A large double bedroom with front-facing windows onto Mill Street.



OUTSIDE

Courtyard Garden

South-facing courtyard garden with recently erected close board fence, low maintenance, mainly paved, with outside sockets, tap, and timber pergola.

Beyond the garden is a large yard with ample storage options, car-port and further off-road parking. There is another parking space opposite the garden, outside the neighbouring cottage.

SHOP UNIT

The ground floor shop unit forms part of the original building and has exposed beams and fireplaces at either end. It has good frontage and access to Mill Street. There is a small kitchen and WC at the rear, along with a ground floor office.



The rateable value for 29-33 Mill Street from 1/4/23 is £9600.00. Further details available from West Oxfordshire District Council.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 80 |
| (55-68) | D | 57 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |

*Unique mixed use property * Period origins & features * Formerly 3 cottages * Central village position * Ample storage/off-road parking * Development potential - STPP * Pleasant south facing courtyard garden * Huge potential to update & remodel * Character home & income * Newly refitted Kitchen * 4 Bedrooms - 2 Receptions - 2 Bathrooms - Shop & office space*



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 purpose only and should be used as such. Drawn by EB Property Services. www.ebpo.co.uk