

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



**abbeyproperties**  
independent estate agents



**3 Millers Cottages, 17a Mill Street  
Eynsham, Oxfordshire**

**Guide Price £450,000**



**3 Millers Cottages, 17a Mill Street, Eynsham, Oxfordshire, OX29 4JX**  
**Guide Price £450,000** **Freehold**

A semi-detached house dating from around 2015 enjoying a lovely position set back from the road in a small cul-de-sac setting within the very centre of the old village close to excellent local amenities. The property benefits from under-floor heating on the ground floor with individual thermostats, contemporary panelled doors, an enclosed south-facing rear garden, gated side access and driveway parking for two cars. The well designed accommodation comprises hall, cloakroom, fitted kitchen with integrated appliances, home office/nursery room, 2 double bedrooms, one with en-suite shower and the other having direct access to the bathroom. A perfect location for those seeking a more individual non-estate setting within a short walk of the wonderful village facilities.



## THE ACCOMMODATION

### Hall

Staircase to first floor.

### Cloakroom

WC, wash basin, tiled floor, window to front.

### Sitting Room

Double aspect, window to front, south-facing glazed double doors to the garden. Connecting door to:-

### Kitchen

Cream-colour base and wall units on two walls, Belfast sink, fridge/freezer, electric oven, gas hob, dishwasher, washing machine - (appliances not tested). Timber worktop and drainer, small breakfast bar, tiled floor, south-facing window and glazed door to rear garden, understairs cupboard.

## On the first floor

### Landing

Window to rear, linen cupboard.

### Bedroom 1

Window to front, deep storage cupboard, access to bathroom.

### Bathroom

White suite comprising panelled bath with shower attachment, WC, wash basin, window to rear.

### Bedroom 2

Window to front.

### En-Suite Shower

Tiled cubicle, wash basin, part-tiled, roof light.

### Box Room/Home Office

Roof light to rear elevation, ideal nursery or work space.

## OUTSIDE

### Parking

Block-paved driveway parking at the side for two vehicles. Gated access to the rear garden.

### Rear Garden

South-facing and largely untended but a blank canvas for the new owner. Outside tap and lights.

### Council Tax

West Oxfordshire District Council - Band D.



**\* 2 double bedrooms \* En-suite shower \* Double aspect sitting room \* Home office \***

**\* Under-floor heating \* South facing garden \* Driveway parking \***

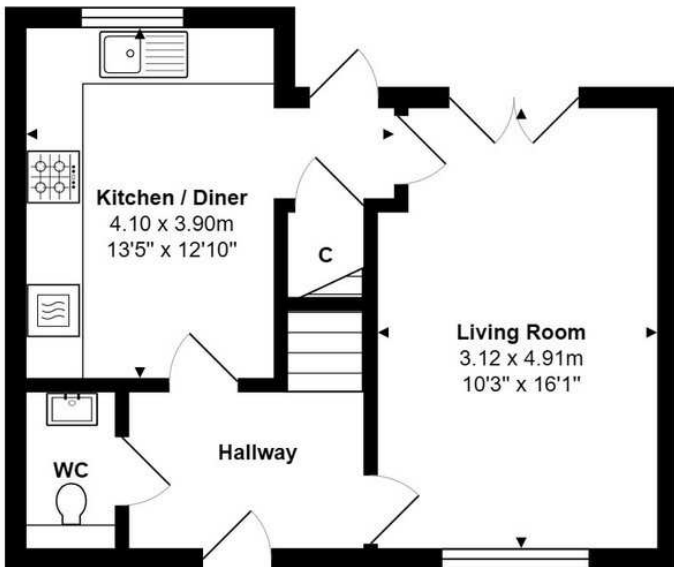
**\* Gas CH \* Cul-de-sac setting \* No onward chain \***

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.

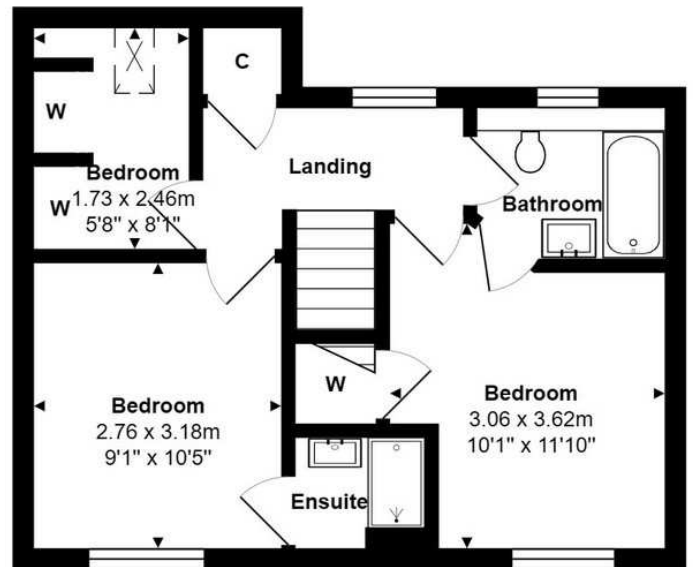
A wonderful range of shops and facilities in the village includes CO-OP and Spar shops, a butcher, greengrocer, off-licence, post office, library, medical centre, delicatessen, coffee shops, beautician, hairdressers, and a handful of traditional village pubs. The village has toddler groups, a primary 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



**Ground Floor**



**First Floor**

**Approximate Gross Internal Area:**

74.0 m<sup>2</sup> ... 796 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 purpose only and should be used as such.

Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)

