

1 Abbey Street, Eynsham,
Oxfordshire, OX29 4TB
Tel: 01865 880697
eynsham@abbeyprops.com
www.abbeyprops.com



abbeyproperties
independent estate agents



Newland Close
Eynsham, Oxfordshire

Guide Price £550,000



Newland Close, Eynsham, Oxfordshire, OX29 4LE

Guide Price £550,000

Freehold

An attractive double fronted 4 Bedroom semi-detached House in a sought after no-through road within the old village centre, just a short walk from the excellent local amenities. This small group of properties dating from the 1960's are quite unique for Eynsham and have an individual charm with each property having their own characteristics. This particular home benefits from a hall, ground floor shower room/wc, dining room, kitchen, a double aspect sitting room with wood-burning stove, 4 bedrooms, and a large Bathroom with separate shower cubicle. The property has established and well tended front & rear gardens, gas central heating, a garage in a block next to the house, and gated side access. An opportunity to buy a non-estate home just off Newland Street, early viewing is strongly advised.



THE ACCOMMODATION

Hall

Staircase to first floor, cupboard housing electric meter.

Shower Room

Tiled shower, wash basin, WC, windowe to rear.

Sitting Room

Double aspect room with window to front and glazed doors to the rear garden, wood-burning stove.

Dining Room

Exposed floorboards continuing into Kitchen, window to front. Archway to:-

Kitchen

Base and wall units, timber worktop, tiled splashback, single drainer 1.25 bowl sink, plumbing for washing machine and dishwasher, electric oven, gas hob, extractor hood, wall mounted gas boiler, window to rear garden, door to side.

On the first floor

Landing

Access to roof space.

Bedroom 1

Window to rear.

Agent note: Bedrooms 1 & 3 could easily be combined for those seeking a larger master bedroom, and without the need for 4 bedrooms.

Bedroom 2

Windows to front and side.

Bedroom 3

Window to front.

Bedroom 4

Window to front.

Bathroom

White suite comprising corner bath, tiled shower cubicle, WC, window to side, tiled floor and part-tiled walls.

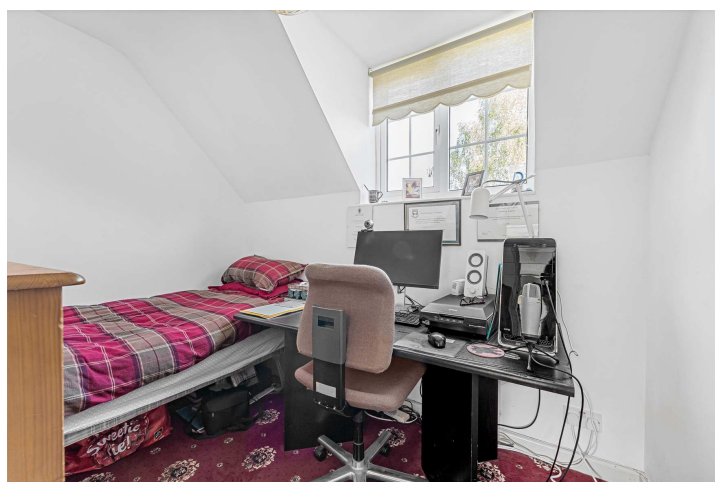
OUTSIDE

Single Garage

In block at the side of the house, up and over door.

The Garden

Well-tended gardens to front and rear. The enclosed front garden is gravelled and paved with well-established shrubs, a mature holly tree, and continues to the side of the house (southerly facing aspect) where you have a seating area. The rear garden is arranged in a similar style with a low maintenance gravel finish, a large patio, several mature shrubs/bushes, log store, timber shed and double gates with direct access to the garage block. Outside tap, westerly aspect.

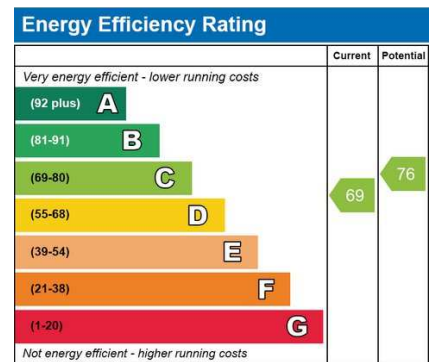
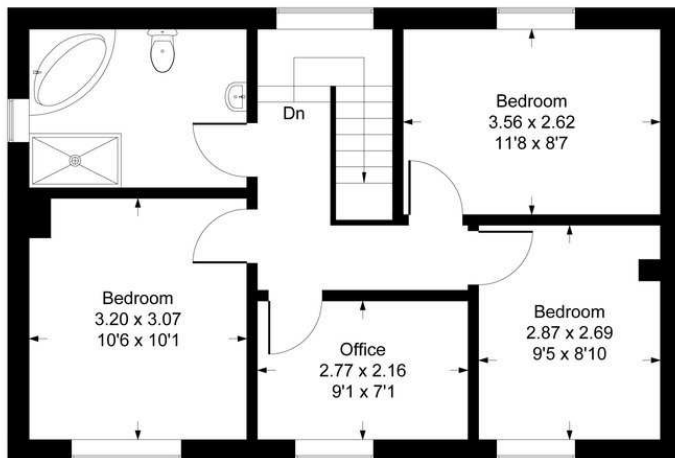




- * **4 Bedrooms** * **Ground floor shower room/wc** * **Double aspect sitting room** *
- * **Dining Room** * **Gas CH** * **Garage** * **Front & rear gardens** *
- * **Sought after old village position** * **Council tax band E** *

8 Newland Close, Eynsham, OX29 4LE

Approximate Gross Internal Area = 122.7 sq m / 1321 sq ft



First Floor



Ground Floor

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