



PIPERS
YARD

PRIVATE
PARKING

BAY LEAF
and
RESIDENTS
ONLY

3 PIPERS YARD

EYNHAM OX29 4PJ



3 Pipers Yard

Eynsham OX29 4PJ

Breckon & Breckon
est.1947

GUIDE PRICE £375,000



Available with no onward chain, a spacious and stylish Grade II Listed, three-bedroom apartment in the heart of the highly sought-after and well-connected village of Eynsham.

From the private car park with allocated parking, stairs lead up to the private entrance and a generous foyer with a gallery landing. Further stairs continue to the main accommodation.

At the end of the hallway, you'll find a large open-plan kitchen, dining, and living area featuring a Juliette balcony. The property offers three well-proportioned bedrooms, including one with an en-suite shower room, as well as a family bathroom with both a separate shower cubicle and a bath. There's also the added convenience of a dedicated utility cupboard.

With nearly 1,550 sq. ft. of accommodation and an abundance of storage throughout, this apartment provides an exceptional amount of space and comfort – a truly wonderful home in an enviable location.

AGENTS COMMENT

An appointment to view is essential to fully appreciate this unique apartment in the heart of a thriving village just six miles from Oxford.



3



1



2







Every office has access to **every buyer** registered across our network of seven offices.

Sharing a single database of buyers ensures maximum exposure for our clients.

Witney Sales

10 Market Square
Witney Oxfordshire
OX28 6BB

t: 01993 776 775
e: witney@breckon.co.uk

Approximate Gross Internal Area 183.43 sq.m / 1974 sq.ft

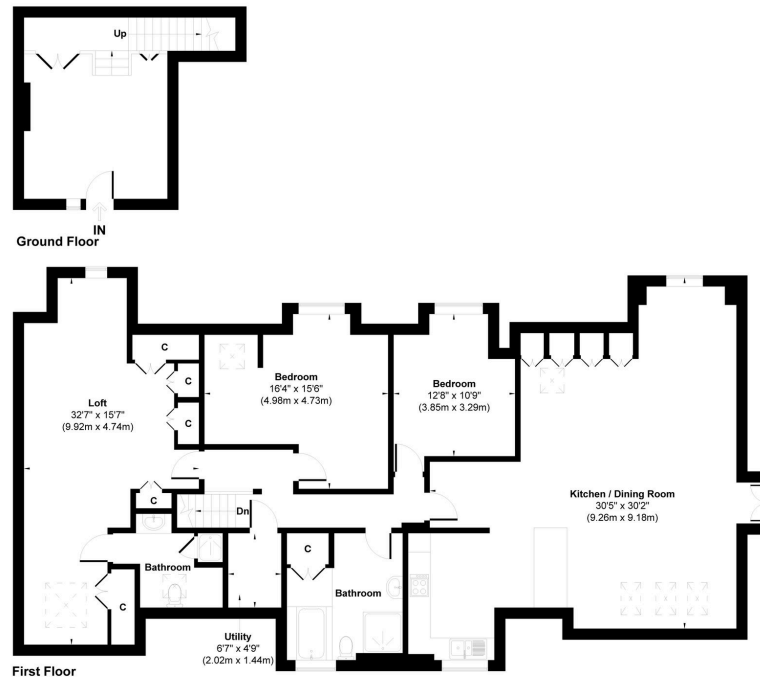


Illustration for identification purpose only, measurements approximate and not to scale.

Summertown

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t: 01865 20 1111 (letting)
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Oxford City Centre

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Headington

t: 01865 750 200 (sales)
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Abingdon-on-Thames

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Woodstock

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Creative Department

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Bespoke by Breckon

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John Bouwer Local Director

For an **up-to-date** valuation, please call me, I'd love to **help** you move.



Council Tax

Band E £3,018.06

IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor with property, heating systems at ensure the accuracy of the floor plans contained here. Measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.

