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independent estate agents



Quartermann Way
Eynsham, Oxfordshire

Guide Price £650,000



Quarterman Way, Eynsham, Oxfordshire, OX29 4GE

Guide Price £650,000

Freehold

A well planned 4 bedroom detached house on the edge of a popular modern development dating from around 2021, offered for sale with no onward chain. The property offers spacious family-sized accommodation arranged for modern living with hall, home office, a useful cloakroom/utility, rear-facing sitting room and a good-sized kitchen/diner with integrated appliances. The first floor comprises 4 double bedrooms, master-enuite, and a family bathroom. There is a single garage, driveway parking for two cars, and a rear garden ready for the new owner to make their own. Available with no onward chain - viewing is advised.



THE ACCOMMODATION

Hall

Staircase to first floor, understairs cupboard.

Home Office

Windows on two sides.

Cloaks/Utility

Base units, worktop, sink, integrated washing machine, WC.

Sitting Room

French doors to the rear garden.

Breakfast Kitchen

Contemporary base and wall units, worktop with matching upstand, single drainer 1.25 bowl sink, integrated electric double oven, gas hob, extract hood, fridge/freezer, dishwasher (appliances not tested), window to front.

Wide opening to:

Dining Room

French doors to rear garden.

On the first floor

Landing

Access to roof space, cupboard housing hot water cylinder.

Bedroom 1

Window to front.

En-Suite

Tiled shower cubicle, pedestal basin, WC, tiled floor, window to front.

Bedroom 2

Window to front.

Bedroom 3

Window to rear.

Bedroom 4

Window to rear.

Bathroom

White suite comprising panelled bath with shower over, pedestal basin, WC, tiled floor and part-tiled walls, window to rear.

OUTSIDE

Single Garage

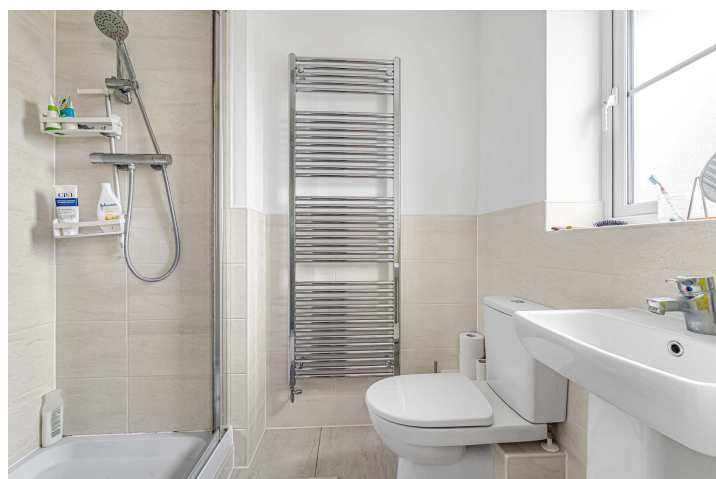
Up and over door, electric light and power. Driveway parking in front for two cars.

Garden

Small area of front garden. Gated access from the driveway to the enclosed rear garden. This is part-walled and has a lawn and small patio.

Council Tax

West Oxfordshire District Council - Band F.



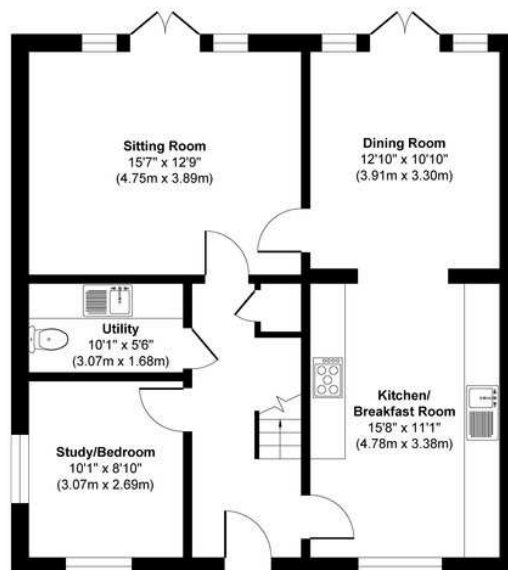
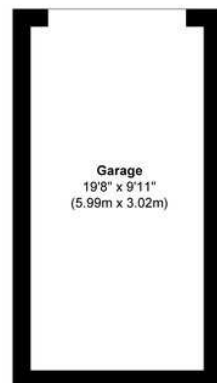
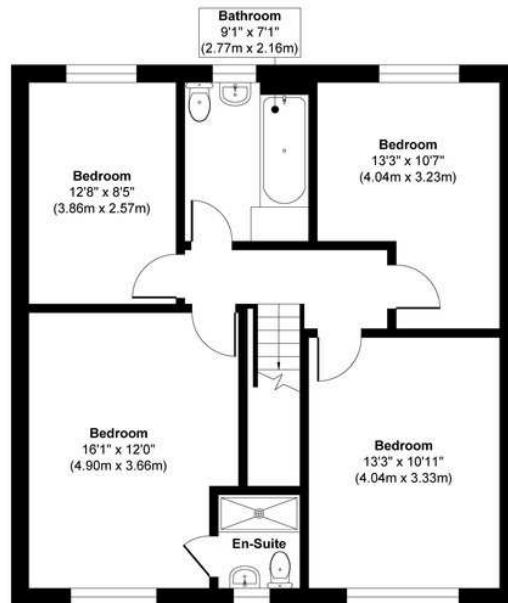
*** 4 Bedrooms (master en-suite) * Home Office * Cloaks/Utility * Kitchen/Diner *
Sitting Room * Gas CH * Garage * No onward chain ***

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.

1 Quarterman Way Eynsham OX29 4GE
Approximate Gross Internal Area 162.68 sq.m / 1751 sq.ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Garage
Approximate Floor Area
195 sq.ft
(18.12 sq.m)

Ground Floor
Approximate Floor Area
778 sq.ft
(72.28 sq.m)

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