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Acre End Street
Eynsham, Oxfordshire

Offers Over £275,000

Acre End Street, Eynsham, Oxfordshire, OX29 4PA

Offers Over £275,000 Freehold

An extended stone-fronted 2 bedroom cottage with great character and period features in the centre of this very popular village. Entering the cottage into a delightful open plan sitting/dining room with wood-burning stove, original floorboards, exposed stone, space for a dining table and access to a cellar. The more rustic kitchen complete with a Belfast sink faces the rear garden. On the first floor there are exposed floorboards throughout, 2 bedrooms and bathroom. The property has gas central heating and an enclosed low-maintenance rear garden. END OF CHAIN SALE.

THE ACCOMMODATION

Sitting/Dining Room
Wood-burning stove with brick hearth/surround, original floorboards, window to front, arched recess with shelving - wide opening to a dining area with painted stone wall, staircase to first floor, tiled floor continuing through to the kitchen and stone steps down to the cellar.

Kitchen
Belfast sink, worktop, plumbing for washing machine, gas cooker point, space for larder fridge, window and part-glazed door to the rear garden.

Cellar
Electric light.

On the first floor

Landing
Exposed boards throughout first floor, access to roof space, cupboard housing gas boiler.

Bedroom 1
Window to front, old cast iron fireplace feature.

Bedroom 2
Window to rear.

Bathroom
Panelled bath with shower over, pedestal basin, WC, roof light.

OUTSIDE

Rear Garden
Low maintenance garden with an old stone wall at the far end. Outside tap.

Council Tax
West Oxfordshire District Council - Band C.

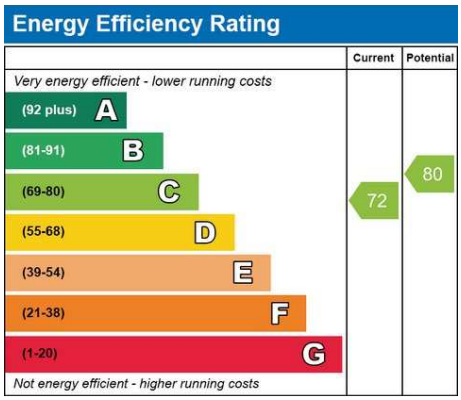
Eynsham is a sought-after West Oxfordshire village with an excellent range of local facilities and a fantastic daily bus service into both Oxford and Witney, each some 6 miles distant. A wonderful range of shops and facilities in the village includes CO-OP and Spar shops, a butcher, greengrocer, off-licence, 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.

* 2 Bedrooms * Sitting Room with stove *

* Dining Area * Cellar * First floor bathroom *

* Rear garden * Period features *

* Close to local amenities * No onward chain *



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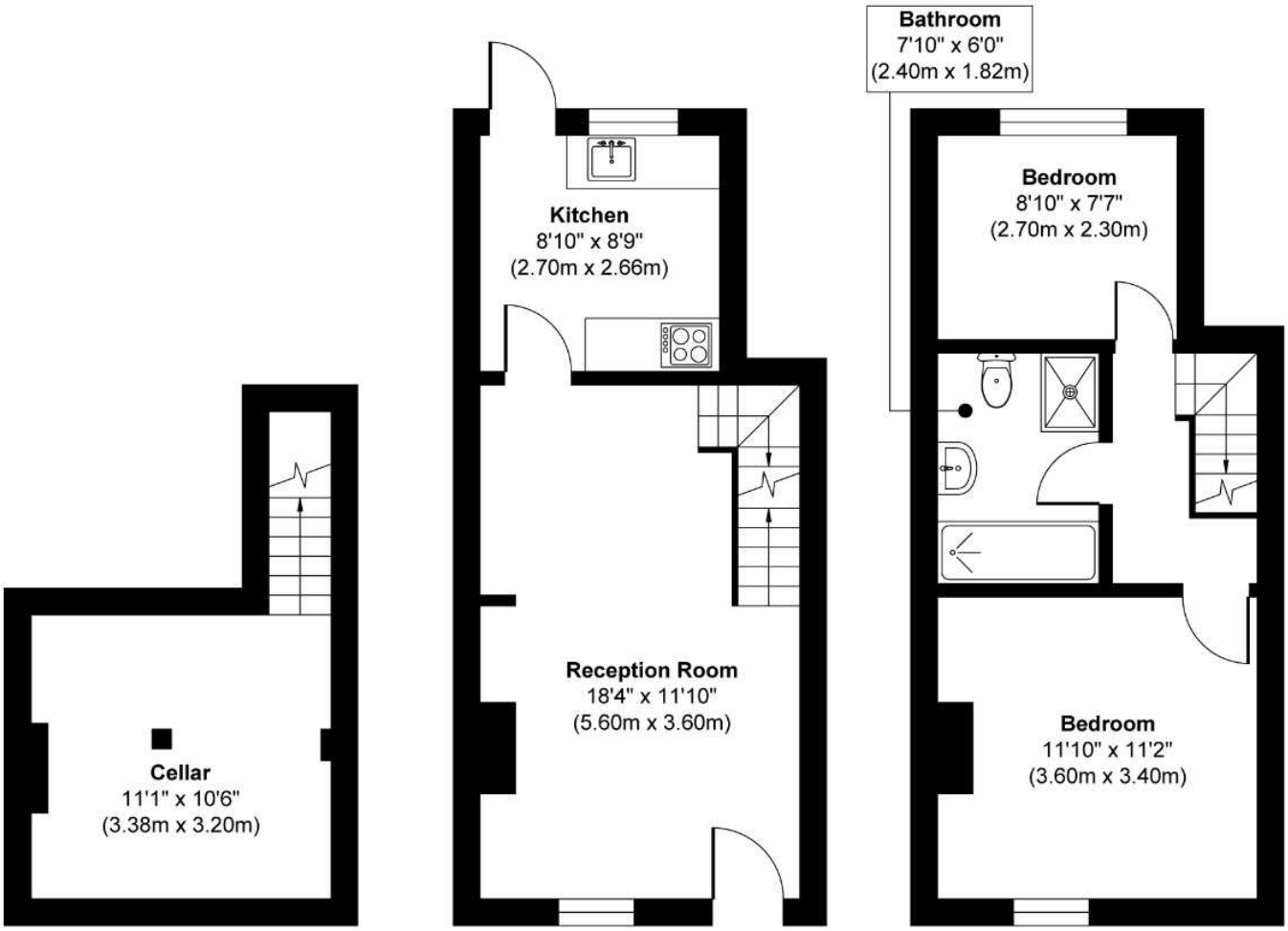

Cellar
Approximate Floor Area
134 sq. ft
(12.42 sq. m)

Ground Floor
Approximate Floor Area
306 sq. ft
(28.43 sq. m)

First Floor
Approximate Floor Area
310 sq. ft
(28.76 sq. m)

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

These particulars have been carefully prepared in good faith as a guideline only. Rooms have been measured with an electronic laser and measurements, areas, distances or aspects referred to given as approximations. No appliances, heating systems or services have been tested and prospective purchasers are advised to commission their own inspections and surveys prior to exchange of contracts. Nothing in these particulars should be interpreted as implying that any necessary planning, building regulation or other consents have been obtained. We have not verified the tenure or legal title of the property and prospective purchasers should make their own enquiries through their Solicitor prior to exchange of contracts.