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independent estate agents



**Tilgarsley Road
Eynsham, Oxfordshire**

Guide Price £695,000



Tilgarsley Road, Eynsham, Oxfordshire, OX29 4PP

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Freehold

An extended 5 bedroom detached house in a popular and established non-estate position, offering very versatile family-sized accommodation over three floors, along with garden on three sides. The property offers a fabulous kitchen extension with feature pitched roof added in 2016, creating a large open plan family kitchen/living/dining space overlooking the garden, likely to be the main hub of the home.

A compliant staircase to the second floor was also added in 2016 whilst upgrades to the wiring, bathroom and en-suite were undertaken in 2018. The property has driveway parking, gas central heating, and pleasant well tended gardens on three sides of the house. The accommodation also includes a hallway, cloaks, sitting room, separate dining room, en-suite master bedroom, family bathroom and two second floor bedrooms with home office options. A great family home offering flexible living space in this vibrant and sought after village, some 6 miles from Oxford.



THE ACCOMMODATION

Entrance Porch

Hall

Staircase to first floor, understairs storage.

Cloakroom

WC, wash basin.

Sitting Room

Wide window to front, gas fire.

Dining Room

Window to side. Connecting door to Sitting Room.

Kitchen/Family Room

Older style base and wall units, worktop, tiled splashback, electric cooker point, plumbing for washing machine, larder cupboard, tiled floor, single drainer 1.25 bowl sink, window to rear.

The Kitchen opens into a Family Room extension with pitched roof, feature glazed gable, wide windows and French doors to the garden having a Westerly aspect.

On the first floor

Landing

Staircase to second floor, window to side, large airing cupboard housing hot water cylinder.

Bedroom 1

Exposed floorboards, window to side.

En-Suite Shower

Tiled cubicle with rainfall shower and hand-held unit, wash basin, WC, recessed shelving, extractor fan.

Bedroom 2

Window to front, recessed storage.

Bedroom 3

Exposed floorboards, window to side overlooking the garden.

Bathroom

Modern white suite comprising panelled bath with centre taps and shower over, wash basin, WC, window to front, cupboard housing 'Worcester' gas boiler.

On the second floor

Small Landing

Bedroom

Window to side with views towards Wytham woods.

Bedroom

Window to side, eaves storage.



OUTSIDE

Parking

Driveway parking at the front.

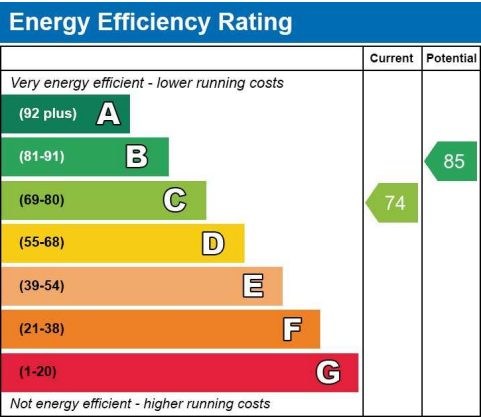
Council Tax

West Oxfordshire District Council - Band F.

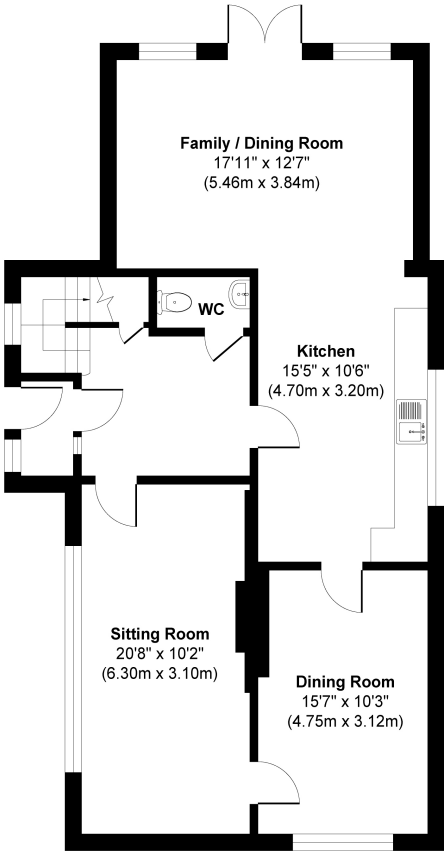
The Garden

Lies mainly on three sides of the property with a greenhouse and path at the back of the house giving a rear access and linking the two side gardens. From the Family Room the garden comprises a paved terrace, lawn, well-stocked beds, mature shrubs and fruit trees that include quince, apple, plum and pear.

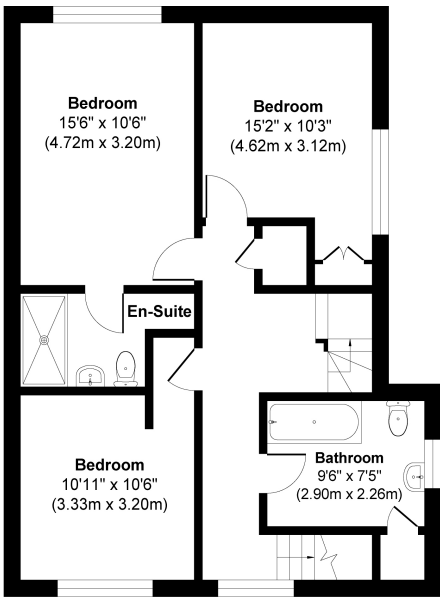
Enclosed private garden at the front with established hedging, the east side of the house is semi-wild and has two vegetable beds, a small pond and timber shed.



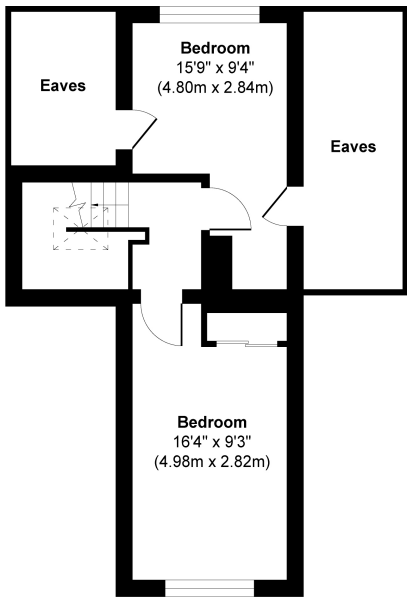
2 Tilgarsley Road Eynsham OX29 4PP



Ground Floor
Approximate Floor Area
961 sq.ft
(89.28 sq.m)



First Floor
Approximate Floor Area
733 sq.ft
(68.10 sq.m)



Second Floor
Approximate Floor Area
349 sq.ft
(32.43 sq.m)

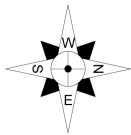


Illustration for identification purpose only, measurements are approximate, not to scale.

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.