



**15 Nursery Lane  
Eynsham, Oxfordshire, OX29 4GL**

**Offers Over £895,000  
Freehold**



**abbeyproperties**  
independent estate agents

A detached 5 bedroom family house dating from 2023, positioned on the very edge of a small well planned development, enjoying a wonderful open outlook over adjoining farmland. The property has been transformed internally and boasts a superbly executed period style interior, all finished and presented to a very high standard making an internal inspection essential. The welcoming and spacious reception hall provides access to the principal ground floor rooms. A home office with fitted storage and recessed shelving faces the front. The beautiful sitting room has a feature fireplace with wood-burning stove, a stone design chimney breast, and french doors to the south facing garden enjoying the open aspect. The family-sized double aspect kitchen/diner is a particular feature and could easily become the hub of the home. This boasts bespoke kitchen units, integrated appliances, wall panelling, a feature "stone" wall, and french doors opening to the rear garden, framing the open farmland stretching out beyond the boundary wall. A utility room is accessed from the kitchen. On the first floor there are five bedrooms, two with en-suite facilities, along with a family bathroom.

Outside the double garage has been converted into a fabulous games room/den with glazed double doors from the garden and under-floor heating, a fantastic space for entertaining, workouts, or a further work space independent from the house. The garage doors remain in place for those where a garage is a requirement. There is block-paved parking for two cars in front.

The south-facing rear garden has a terrace and lawn to enjoy the uninterrupted views beyond and has been thoughtfully designed to incorporate a sunken terrace for alfresco dining in the evening sun. A large large timber garden store has light and power.

Although a 3 year old property, you would be forgiven for thinking you might be inside a Georgian home. With considerable attention to detail, the individual finishes and styling have been overseen by a professional interior designer and the result is undoubtedly impressive. Viewing is highly advised.



## THE ACCOMMODATION

### Reception Hall

Wall panelling, useful storage cupboard, staircase to first floor with cupboard under.

### Office

Window to front, fitted storage and shelving along one wall, storage cupboard with consumer unit.

### Cloakroom

Wash basin and WC.

### Sitting Room

French doors with open views, wood-burning stove, stone hearth and feature chimney breast, fitted storage and shelving either side of the chimney breast.

### Family Kitchen/Diner

Fantastic double aspect room with rear facing French doors enjoying the open field view. Bespoke period style units with worktop and breakfast bar, ceramic double bowl sink, swan neck tap, electric double oven, fridge/freezer and dishwasher, 'Bosch' induction hob, decorative tiled splash back, extractor hood. "Stone" wall feature with wall light points, wall panelling, window to front.

### Utility Room

Single drainer sink, base and wall unit, plumbing for washing machine and space for dryer, stone tiled floor, cupboard housing gas fired boiler, door to rear garden.

## On the first floor

### Landing

Access to roof space, airing cupboard housing hot water cylinder.

### Master Bedroom

South facing rear views, wall panelling, built-in wardrobe.

### En-suite Shower

Wash basin, WC, tiled cubicle with rainfall shower and hand-held attachment.

### Bedroom 2

Window to rear with open views.

### En-suite Shower

Wash basin, WC, tiled cubicle with rainfall shower and hand-held attachment.

### Bedroom 3

Window to front (double room).

### Bedroom 4

Window to front (double room), wall panelling.

### Bedroom 5

Window to rear with open views.

### Bathroom

White suite comprising panelled bath with shower over, pedestal basin, WC, window to front.

## OUTSIDE

### Games Room/Den

Converted double garage with access via glazed double doors from the rear garden, with the benefit of under-floor heating. The original twin up and over garage doors remain in place at the front.

### The Garden

Block-paved double width driveway parking for two cars, outside power sockets. There are flower beds at the front of the house, and gated side access to the rear garden. A gravelled area at the side houses a large timber garden store with electric light and power. The rear garden is laid to lawn, and has a patio and decked terrace to enjoy the south-facing field views, along with an outside tap, lighting, and a further garden access from the driveway. Steps lead down to a lovely sunken terrace enclosed by a rendered retaining wall and post/rail fence. A secluded spot for dining and entertaining.

Agent note: The neighbouring farmland forms part of the West Eynsham strategic development area. Further information will be available at West Oxfordshire District Council.

## COUNCIL TAX

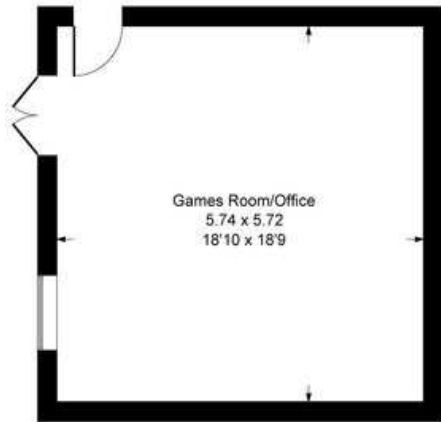
West Oxfordshire District Council - Band F.



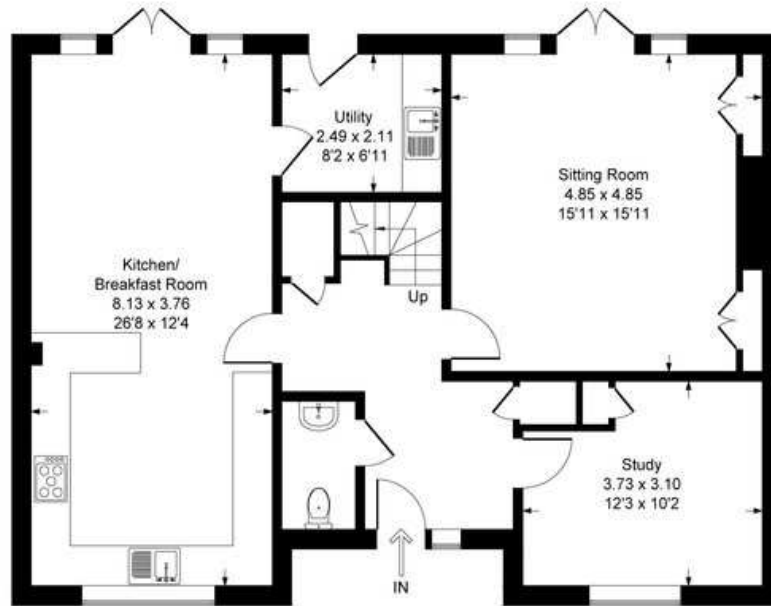
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			92
(81-91) <b>B</b>		85	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

## Nursery Lane Eynsham OX29 4GL

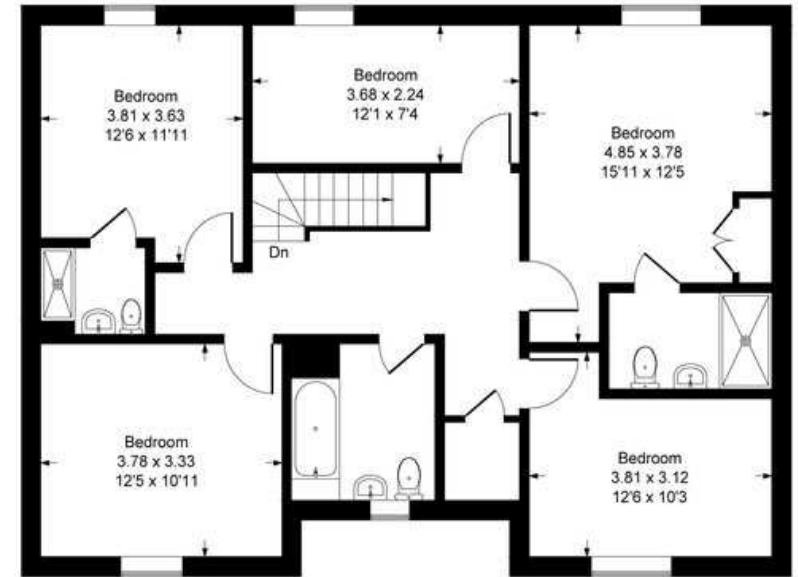
Approximate Gross Internal Area  
 Main House = 178.65 sq m / 1923 sq ft  
 Outbuilding = 32.79 sq m / 353 sq ft  
 Total = 211.44 sq m / 2276 sq ft



Outbuilding



Ground Floor



First Floor

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