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**Saywell Crescent
Eynsham, Oxfordshire**

Guide Price £425,000



Saywell Crescent, Eynsham, Oxfordshire, OX29 4FX

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Freehold

A well designed 3 bedroom semi-detached house on a popular modern development dating from around 2020. Formerly known as Thornbury Green, the development boasts open green space, easy access to nearby footpaths crossing open farmland, and is within walking distance of Bartholomew School, bus stops, and the excellent village amenities. The accommodation is arranged over three floors and includes an impressive second floor en-suite master bedroom, two first floor bedrooms and family bathroom, an open plan breakfast kitchen, cloakroom and rear-facing sitting room with double doors to the rear garden. Other features include a garage with light and power, driveway parking, an enclosed rear garden and gas CH.



THE ACCOMMODATION

Hall

Staircase to first floor, cupboard housing electric meter.

Breakfast Kitchen/Diner

Base and wall units, worktop with matching up-stand, stainless steel single drainer 1.25 bowl sink, breakfast bar, built-in electric oven, gas hob with splash back and extractor hood, fridge/freezer, dishwasher, washing machine, window to front, space for dining table.

Cloakroom

WC, corner basin.

Sitting Room

Glazed double doors to the rear garden.

On the first floor

Landing

Door accessing staircase to second floor master bedroom, window to side.

Bedroom

Bespoke fitted wardrobe, shelving and drawers, built-in wardrobe cupboard, window to rear.

Bedroom

Window to front.

Bathroom

White suite comprising panelled bath with shower over and tiled surround, pedestal basin, WC, tiled floor, extractor fan.

On the second floor

Master Bedroom

Dormer window to front and rooflight to the rear elevation, bespoke built-in wardrobe in to roof slope.

En-Suite Shower

Tiled cubicle, pedestal basin, WC, tiled floor, extractor fan, rooflight to rear elevation.

OUTSIDE

Single Garage

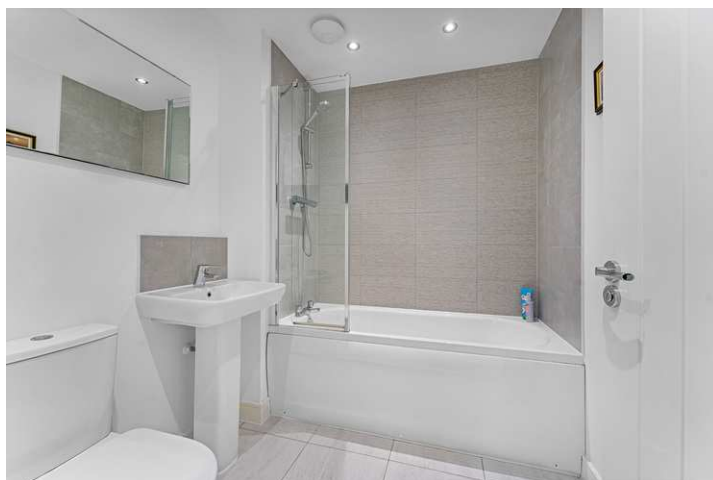
Up and over door, electric light and power. Driveway parking in front for 2-3 cars.

The Garden

Small area of front garden with shrub beds, enclosed by a low hedge. Gated side access to the rear garden. The L-shaped garden extends behind the garage and is laid to lawn, enclosed by close board fencing. There is also a patio area and outside tap.

Council Tax

West Oxfordshire District Council - Band D.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

- * 3 Bedrooms * En-Suite master bedroom * Breakfast kitchen/diner *
- * Garage with light & power * Driveway parking for 2-3 cars * Enclosed rear garden *
- * Popular modern development * Close to Bartholomew school *

35 Saywell Crescent Eynsham OX29 4FX

Approximate Gross Internal Area = 97.7 sq m / 1052 sq ft

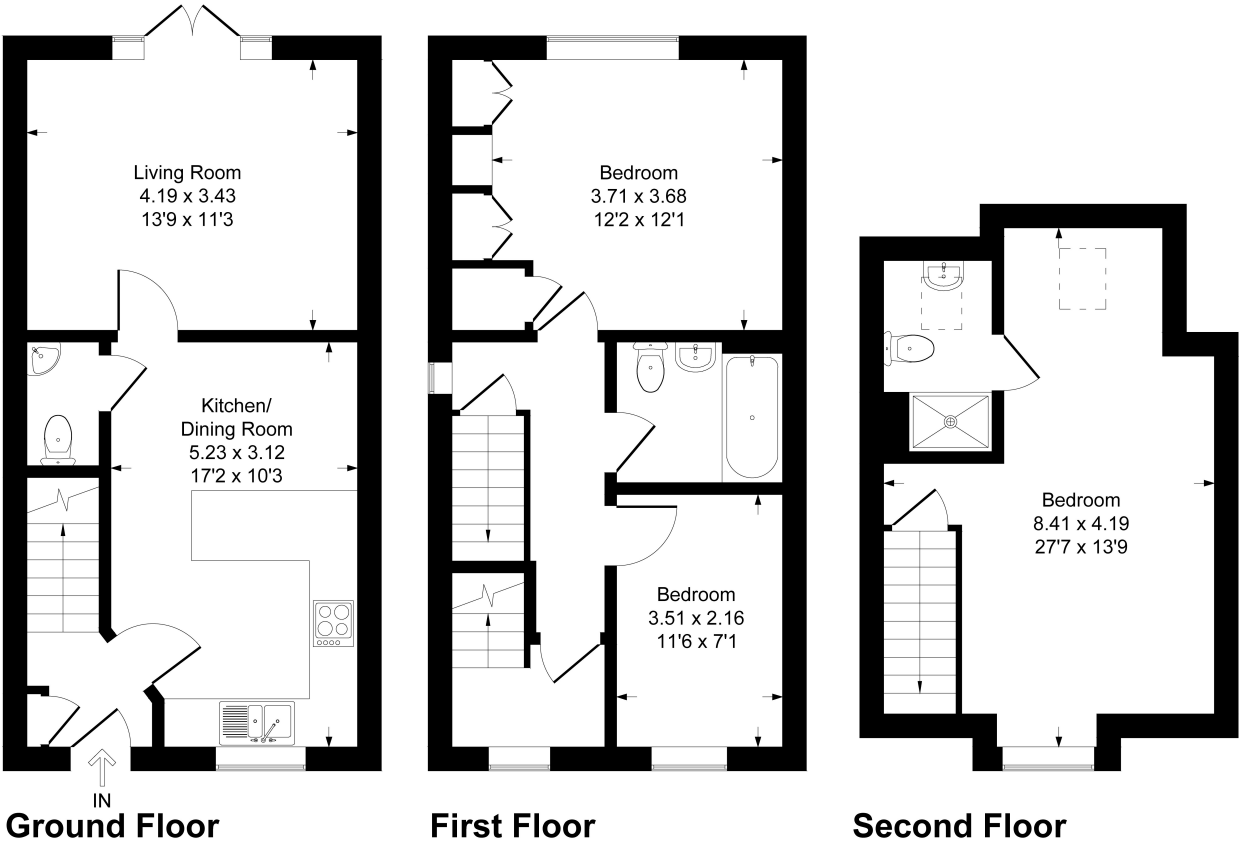


Illustration for identification purpose only, measurements approximate, and not to scale.