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3 Bell Close
Cassington, Oxfordshire

Guide Price £595,000



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An extended detached family house with ground & first floor additions offering well proportioned and versatile accommodation in a popular village setting some 5 miles from Oxford. The property is positioned in a small cul-de-sac and has a garage, gas CH, a landscaped front garden, and a well tended rear garden enjoying a southerly aspect. Dating from the late 1960's, the house has been significantly remodelled since construction with particularly impressive ground floor space. Features include a 24' x 20' lounge/diner overlooking the garden, L-shaped breakfast kitchen, a study and sun room providing numerous living options, and a master bedroom suite with dressing room and en-suite.

The house is ready for occupation but also provides the new owner with plenty of scope to make a mark with updating of the interior finishes. A great opportunity in a well regarded small village with reputable Primary school and within catchment for Bartholomew secondary school in nearby Eynsham.



THE ACCOMMODATION

Hall

Woodblock floor, staircase to first floor, understairs storage, coats cupboard.

Cloakroom

WC, wash basin in vanity unit, window to side.

Sitting/Dining Room

Gas fire (not tested), PVCu patio doors and window with southerly aspect to rear garden. Glazed double doors to:-



Sun Room

Patio doors to the rear garden, window to side.

Breakfast Kitchen

Extensive range of base and wall units, worktop, breakfast bar and mosaic tiled splashback, circular bowl sink, single drainer 1.25 bowl sink, plumbing for washing machine and dishwasher, gas hob, 'Bosch' electric oven, useful space for fridge/freezer, windows to front, larder cupboard. Doors to side and glazed door to:-



Home Office

Window to side, connecting glazed door to Sitting/Dining room.

On the first floor

Landing

Access to roof space.

Bedroom 1

Window to rear, opening to:-

Dressing Room

Window to rear.

En-Suite Shower

Shower cubicle, pedestal basin, WC, Velux roof light.



Bedroom 2

Window to rear.

Bedroom 3

Window to front, built-in wardrobe.

Bedroom 4

Window to front.

Bathroom

White suite of corner bath, WC, wash basin in vanity unit, shower cubicle, linen cupboard housing gas fired combination boiler, tiled walls, window to side.



OUTSIDE

The Garden

Landscaped front garden with a curved shingle path and timber-edged shrub beds. Gated side access to the rear garden, well-tended with a southerly aspect, paved terrace, lawn, flower/shrub beds, timber shed, and enclosed in part by an old stone wall. Useful area at the side of the house housing two greenhouses, and an outside tap. This also leads to the front of the house.

Single Garage

At the front of the property with up and over door, electric light and power.

COUNCIL TAX

West Oxfordshire District Council - Band F.

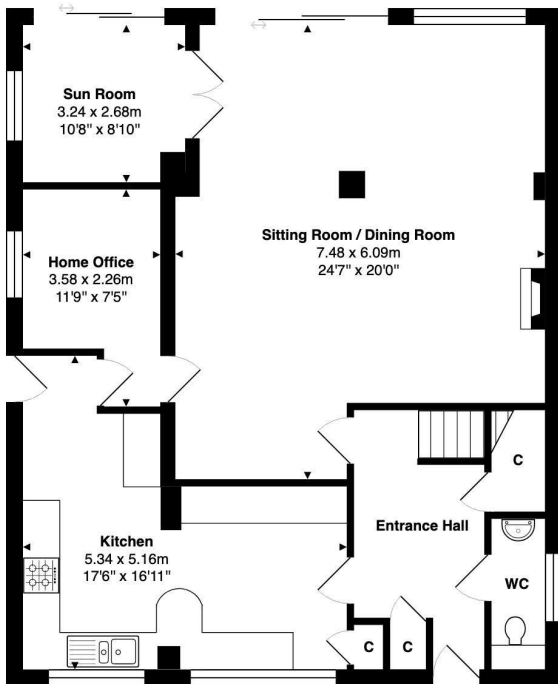
STAR ITEMS

- * Extended ground & first floor
- * Cul-de-sac position within easy walking distance of the very reputable St Peter's Primary school
- * 4 Bedrooms (main with dressing room & en-suite)
- * L-Shaped Breakfast Kitchen
- * Home Office/Bedroom 5
- * Large Lounge/Diner
- * Sun Room
- * South facing rear garden
- * Garage
- * Gas CH

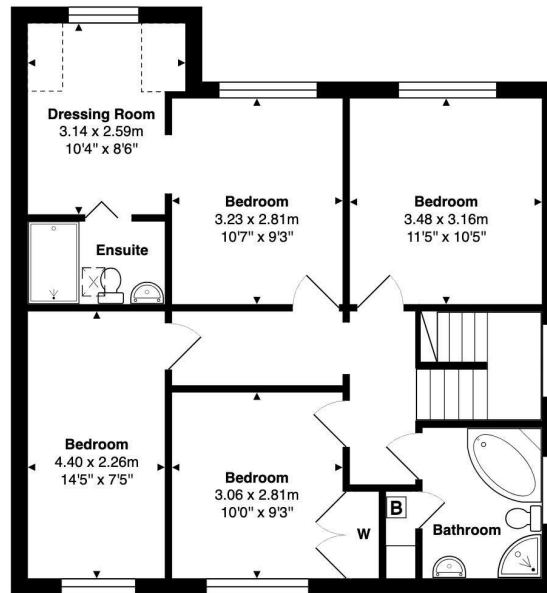


Energy Efficiency Rating

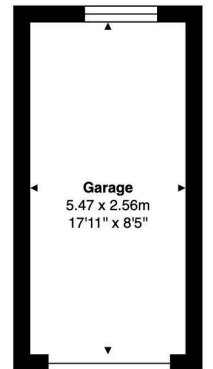
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Ground Floor



First Floor



Outbuilding

Approximate Gross Internal Area

Main House 161.5 m² / 1738 ft²
 Garage 13.9 m² / 150 ft²
 Total 175.4 m² / 1888 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.

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