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**Acre End Street  
Eynsham, Oxfordshire**

**Guide Price £575,000**





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**Freehold**

This exquisite Grade II listed stone cottage has been thoughtfully renovated, extended, and finished with exceptional attention to detail, with a beautifully presented and stylish interior. Blending period features with modern living, the home boasts two spacious bedrooms, a large first-floor shower room, a wonderful kitchen extension with under-floor heating and bi-fold doors opening to the south facing garden, a dining room with limestone tiled flooring and bespoke oak staircase, a ground floor shower room with under-floor heating, and a cosy sitting room boasting exposed timbers and an inglenook fireplace with stove.

The renovations were completed at the end of 2021 with works including the rear extension, re-wiring, re-plumbing, internal plastering, replacement timber-framed windows and oak sills, oak panelled doors, a new contemporary staircase, limestone flooring, Italian tiling, 'fired earth' sanitary ware, and a re-styled low-maintenance courtyard garden. The smallest details have been carefully implemented, including chrome switches and 'Hive' wireless heating controls.

The private south-facing courtyard garden provides a delightful setting for outdoor dining and quiet enjoyment, while the central location places you within easy reach of Eynsham's excellent shops, pubs, and amenities. Offering timeless charm, character, and contemporary comfort, this is a wonderful opportunity to acquire a turn-key period home in this very desirable village setting.





## THE ACCOMMODATION

### Original door to:-

#### Family Room

Limestone tiled floor continuing into the kitchen, bespoke oak staircase with glass balustrade, exposed stone, secondary glazed window to front, recessed storage.

#### Sitting Room

Exposed ceiling timbers and stone walls, inglenook fireplace with wood-burning stove, contemporary upright radiator, secondary glazed window to front.

#### Shower Room

Tiled dual-head shower cubicle with overhead rainfall shower and a hand-held unit, WC, hand basin, tiled floor with underfloor heating, exposed stonework.

#### Kitchen/Diner

Bespoke period style kitchen with a porcelain mix worktop and upstand, 'Everhot' range style electric cooker with induction hob, dishwasher, Belfast sink, 'Quooker' 3-way boiling water tap with cold water filter, electric-operated feature skylight, exposed steel beams, cupboard housing 'Worcester' gas boiler. Larder cupboard with plumbing for washing machine, shelving, water softener. Tiled floor with underfloor heating (wet-system), double glazed bi-fold doors (blinds included) opening to the rear garden.

### On the first floor

#### Landing

Secondary glazed window to front, low level sensor lighting.

#### Bedroom 1

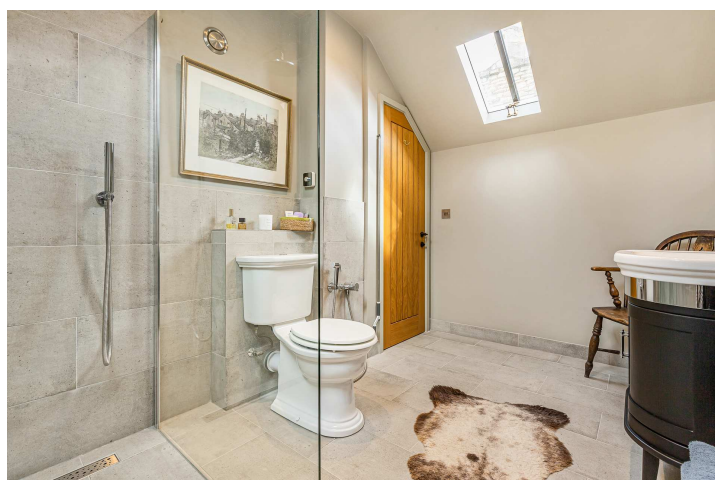
Secondary glazed window to front, oak window seat, fitted wardrobe, reading lights.

#### Bedroom 2

Exposed roof timbers and stonework, conservation roof light, window to rear.

#### Shower Room

Walk-in fully tiled dual-head shower, 'Fired Earth' wash basin in vanity unit, 'Fired Earth' WC, tiled floor, conservation roof lights, feature upright electric radiator/towel rail, wall mounted WC hand shower.





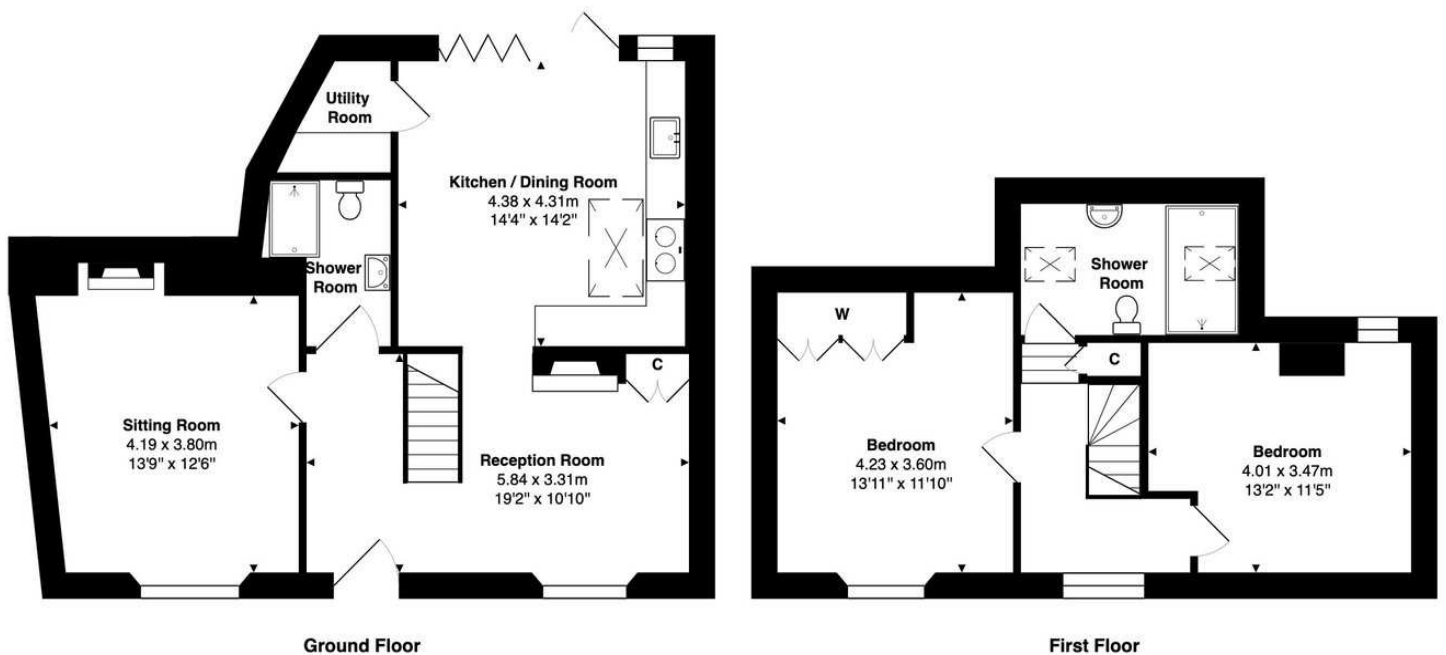
## OUTSIDE

### The Garden

There is a small gravelled front garden enclosed by renovated iron railings. The walled courtyard rear garden is designed for low maintenance, enjoys a southerly aspect, and is completely secluded, being enclosed by high boundary walls. There is an outside tap and lighting along with outside sockets. A delightful space for al fresco dining or a morning coffee!

## COUNCIL TAX

West Oxfordshire District Council - Band E.



### Approximate Gross Internal Area

106.6 m<sup>2</sup> ... 1148 ft<sup>2</sup>

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. Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)

