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**Queen Street
Eynsham, Oxfordshire**

Guide Price £485,000

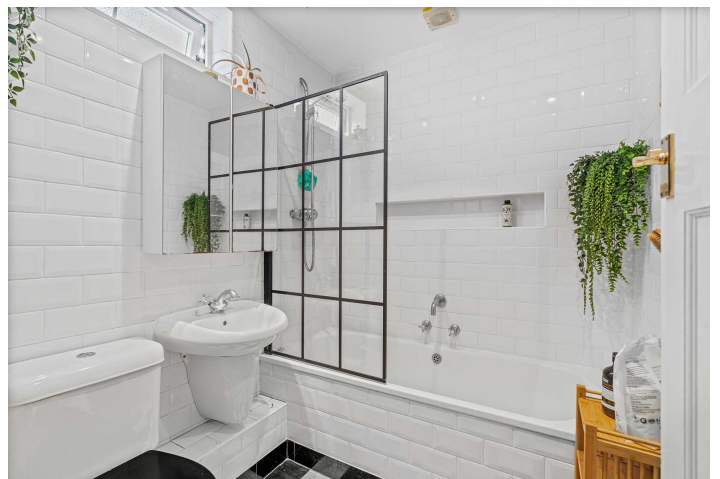


Queen Street, Eynsham, Oxfordshire, OX29 4HH

Guide Price £485,000

Freehold

This 1930's semi-detached house in the sought-after Queen Street boasts an extended and stylish interior and surprisingly spacious accommodation making viewing essential. Alterations to the ground floor have created a modern open plan design boasting an impressive kitchen/dining/family space with a contemporary refitted kitchen, dining area, and a family room with part-glazed roof and doors to the rear garden. A front-facing sitting room with wood-burning stove and bay window along with a contemporary bathroom with white suite completes the ground floor accommodation. On the first floor the master bedroom benefits from an en-suite WC, bedroom 2 has been extended and bedroom 3 is a double. The property has gas central heating and double glazing. The property is set back from the road behind its front garden, enclosed by an old stone wall, and a side access leads to the rear garden with westerly aspect, complete with a garden studio/home office. An individual village home in a great location surrounded by period properties, viewing is advised.



THE ACCOMMODATION

Entrance Hall

Staircase to first floor.

Sitting Room

Attractive fireplace with wood-burning stove, recessed shelving, shallow bay window to front.

Family Kitchen/Diner

Open plan extended living area incorporating three sections and versatile spaces. The kitchen comprises contemporary base units that include a larder unit, corner carousel, pull-out shelved storage and deep drawers, quartz worktop, space for range cooker (not included), plumbing for washing machine and dishwasher, double bowl Belfast style sink, island unit with power points.

Bathroom

Bath with central period style taps and shower over, wash basin, WC, largely tiled walls, high level window to side.

On the first floor

Landing

Access to boarded roof space with loft ladder, and light.

Bedroom 1

Window to front, fitted wardrobe

En-Suite WC

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

Bedroom 2

Extended bedroom, window to rear.

Bedroom 3

Window to rear.

OUTSIDE

The Garden

Enclosed front garden with a brick paved path, area of lawn, and an attractive old stone wall at the front boundary. Gated side access to the rear garden.

The rear garden enjoys a westerly aspect and comprises a paved terrace, lawn, raised beds and mature trees including, quine, fig and silver birch.

Garden Studio/Home Office

Positioned at the foot of the garden with electric light and power, down lights, laminate floor, Velux roof light and a water connection with Belfast sink.

Council Tax

West Oxfordshire District Council - Band D.

Eynsham is a sought-after West Oxfordshire village with a great range of local facilities and a fantastic daily bus service into both Oxford and Witney, each some 6 miles distant.

A range of shops and facilities in the village includes CO-OP and Spar shops, a butcher, greengrocer, off-licence, post office, library, medical centre, pharmacy, delicatessen, coffee shops, beautician, hairdressers, and a handful of traditional pubs. The village has toddler groups, 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		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

- * 3 Bedrooms * En-suite WC * Rear extension * Sitting Room with stove *
- * Open-plan kitchen/dining/family space * Garden studio/home office *
- * Gas CH * Sought-after location *

23 Queen Street Eynsham OX29 4HH

Approximate Gross Internal Area
 Main House = 110.0 sq m / 1185 sq ft
 Outbuilding = 12.9 sq m / 139 sq ft
 Total = 122.9 sq m / 1324 sq ft

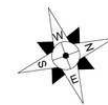


Illustration for identification purpose only, measurements approximate, and not to scale.