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**Home Farm, 19a Mill Street  
Eynsham, Oxfordshire**

**Guide Price £635,000**



**Home Farm, 19a Mill Street, Eynsham, Oxfordshire, OX29 4JX**  
**Guide Price £635,000** **Freehold**

This 4 bedroom non-estate detached house is offered for sale with no onward chain and positioned in the very centre of the old village, set back from the road within a few steps of the excellent local amenities. It's an ideal location for those who want village life with shops and services on the doorstep. The house is an ex-rental and would benefit from updating throughout but does offer a blank canvas and great scope for imaginative improvement. There is a garage that can be accessed from the house, gas central heating, and an enclosed part-walled rear garden with a westerly aspect and side access. Properties in such a central position aren't readily available in the village and viewing is advised.



## THE ACCOMMODATION

### Entrance Porch

### Hall

Staircase to first floor, exposed stonework, tiled floor.

### Sitting Room

Open fireplace with stone chimney breast, window to front, patio doors to rear garden.

### Breakfast Kitchen

Base and wall units, worktop, tiled splashback, single drainer 1.25 bowl sink, electric cooker point, plumbing for washing machine and dishwasher, storage cupboards, window to rear. Door to garage and rear porch.

### Shower Room

Shower cubicle, WC, wash basin, window to front.

## On the first floor

### Landing

Roof light.

### Bedroom 1

Window to rear, wash basin, built-in wardrobes.

### Bedroom 2

Window to rear.

### Bedroom 3

Window to front, built-in wardrobe.

### Bedroom 4

Window to front, single wardrobe.

### Bathroom

Older style white suite comprising of corner bath, pedestal basin, WC, Bidet, roof light.

## OUTSIDE

### Garage

Up and over door, electric light and power, gas fired boiler. Personal door to kitchen.

### The Garden

Hardstanding and drive for one vehicle in front of the garage. Gated side access to rear garden. Comprising area of lawn and a paved terrace. Westerly aspect, enclosed by an old stone wall along the back boundary.

### Council Tax

West Oxfordshire District Council - Band E.

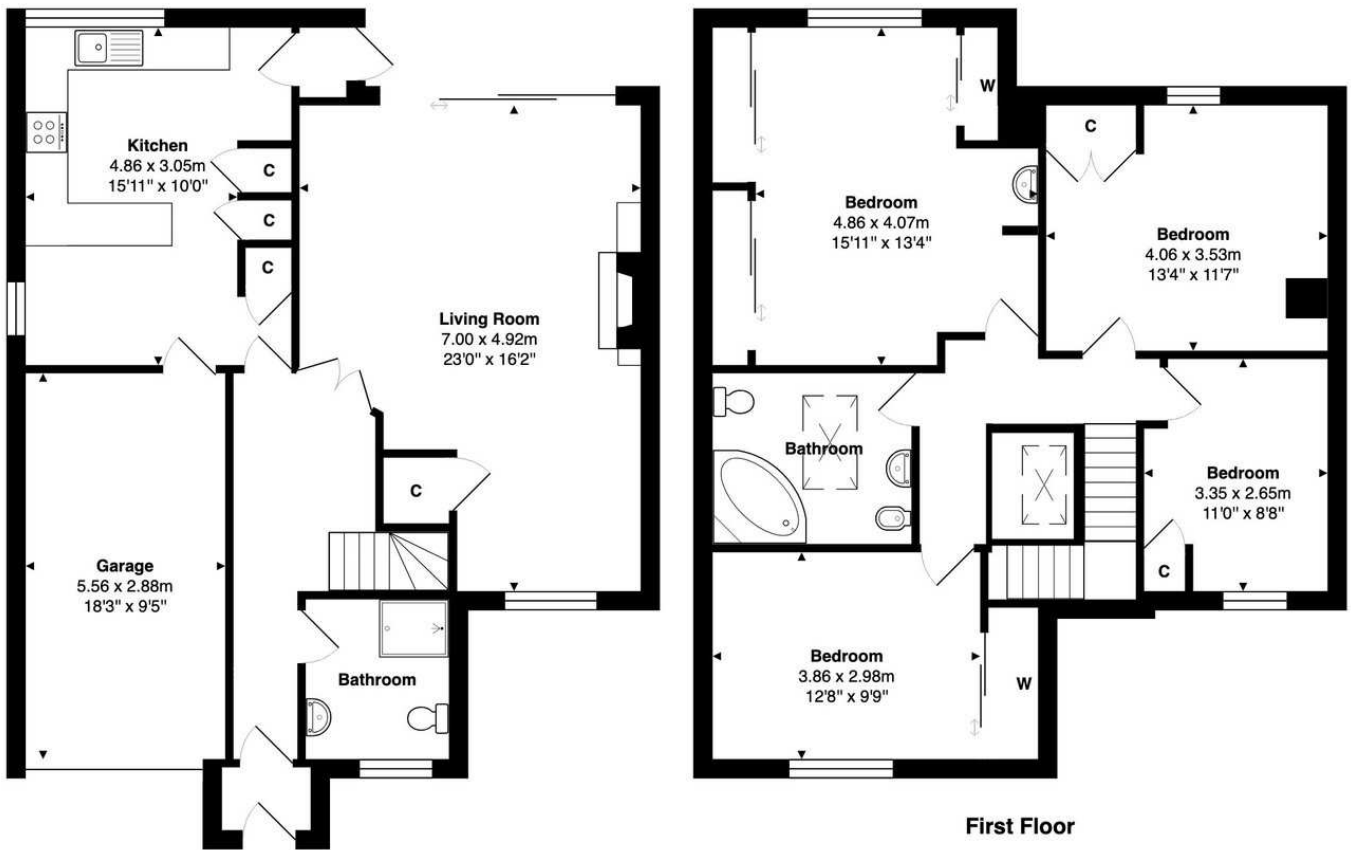


Eynsham is a sought-after West Oxfordshire village with an excellent range of local facilities and a fantastic daily bus service into both Oxford and Witney, each some 6 miles distant.

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, 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)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>	70	
(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			

**4 Bedrooms \* Ground floor shower \* Breakfast Kitchen \* Sitting Room with fireplace \* Single garage \* Gas CH \* Enclosed rear garden \* Requires updating \* No onward chain \* Central location**



**Ground Floor**

**Approx. Gross Internal Area 161.6 m<sup>2</sup> ... 1740 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)