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independent estate agents



Mill Street
Eynsham, Oxfordshire

Guide Price £595,000



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Freehold

An extended Victorian mid-terrace property with a stylish and well presented interior close to the excellent local amenities in the old village centre. The property benefits from a rear extension and is presented in good decorative condition. The accommodation includes a hall, cloakroom, sitting room with wood flooring and fireplace, and a beautifully proportioned family kitchen/diner with walk-in pantry, overlooking the rear garden. On the first floor there is a spacious master bedroom with en-suite wc, two further bedrooms and a large bathroom with bath and shower cubicle. On the second floor is an impressive light and airy attic bedroom 4/home office. Other features include a pleasant rear garden with a westerly aspect, gas central heating and double glazing. This a delightful, well proportioned and versatile period home, viewing is advised.



THE ACCOMMODATION

Hall

Quarry tiled floor, staircase to first floor, exposed stonework.

Cloakroom

WC, wash basin, quarry tiled floor, wall panelling.

Sitting Room

Stylish wood flooring, fireplace with wood burning stove, wall panelling, windows to front with shutters.

Family Kitchen/Diner

Well fitted, and in-keeping period style base and wall units, tiled floor, Belfast style double bowl sink, range cooker with stainless steel splash back and extractor. The fridge/freezer, washing machine and dishwasher are all included in the sale. Gas boiler, fantastic walk-in pantry, double doors and window overlooking the rear garden.

On the first floor

Landing

Large linen cupboard with radiator. Panelled doors.

Bedroom 1

Spacious front facing double bedroom with period fireplace feature, built-in cupboard and chest of drawers, double glazed windows.

En-Suite WC

Exposed floorboards, WC, pedestal basin.

Bedroom 2

Rear facing double room, double glazed windows with shutters, access to roof space.

Bedroom 3

Rear facing single room, double glazed windows with shutters.

Bathroom

White suite comprising panelled bath, wash basin, WC, shower cubicle, Velux roof light, extractor fan.

On the second floor

Attic Bedroom/Home office

Light and airy room with exposed floorboards, dormer window to front, large Velux roof light to the rear elevation, hidden eaves storage with hanging rail.

OUTSIDE

Rear Garden

A split-level and very well tended rear garden with sun terrace, lawn, well-stocked shrub beds and raised vegetable beds, enclosed in part by an old stone wall. Timber shed, log store and outside tap.

Council Tax

West Oxfordshire District Council - Band E.

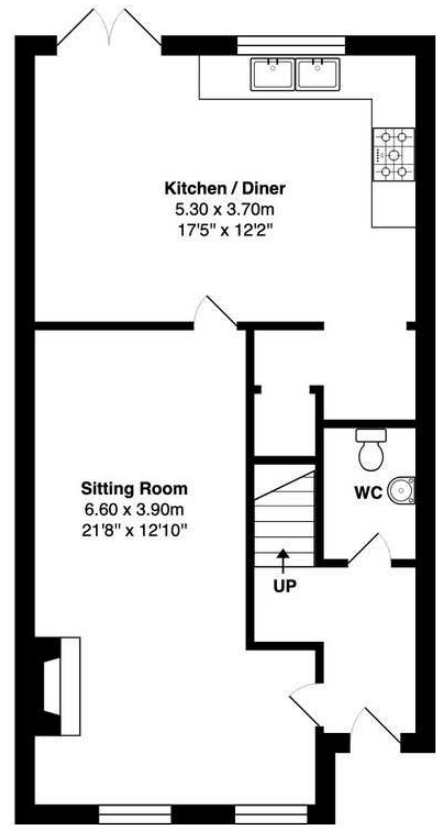


SITUATION

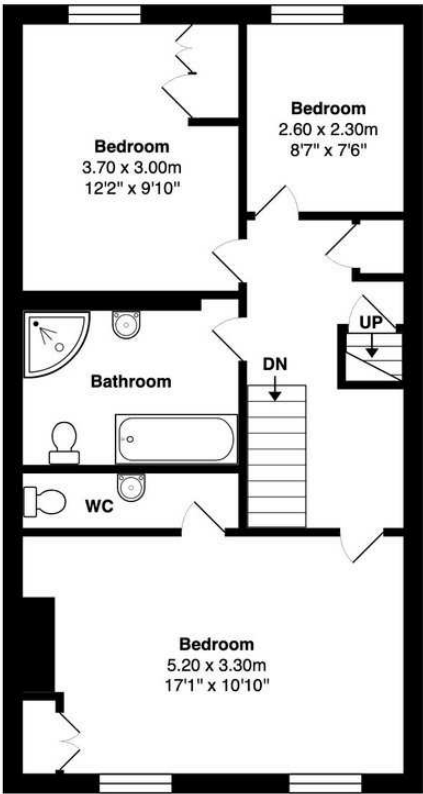
Eynsham is a sought-after West Oxfordshire village with an excellent range of local facilities and a fantastic daily bus service into both Oxford and Witney, each some 6 miles distant. A great range of shops and facilities in the village includes CO-OP and Spar shops, a butcher, greengrocer, off-licence, 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.



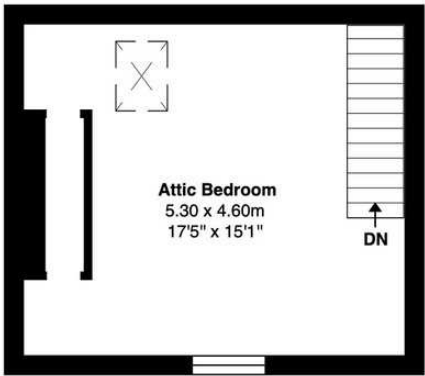
**** 3/4 Bedrooms * Kitchen/Diner * Cloakroom * Gas CH * Pleasant rear garden ****
**** Bathroom with shower cubicle * Good decorative condition * Double glazing ****



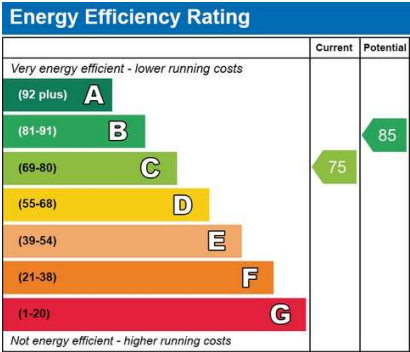
Ground Floor



First Floor



Second Floor



Approximate Gross Internal Area: 130.1 m² ... 1401 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. Drawn by E8 Property Services. www.e8ps.co.uk

