

1 Abbey Street, Eynsham,
Oxfordshire, OX29 4TB
Tel: 01865 880697
eynsham@abbeyprops.com
www.abbeyprops.com



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independent estate agents



**20 Acre End Street
Eynsham, Oxfordshire**

Guide Price £450,000



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Freehold

A well proportioned Victorian house being one of the two largest homes in the crown crescent terrace, dating from around 1860. The property has been well maintained and is tastefully presented boasting period features that include a fireplace with stove, flagstone floor, exposed floorboards, panelled doors, an original fireplace feature in the front bedroom, and timber-framed small pane double glazed windows, very in-keeping with the period. The property has gas central heating and a delightful part-walled cottage garden. The sitting room has a wide south-facing window facing Acre End Street, folding doors lead to the open plan kitchen/diner with flagstones, overlooking the garden. A cottage staircase leads to the first floor with 2 bedrooms and a large bathroom with shower cubicle. The second floor attic bedroom has very useful eaves storage. This characterful home is situated in central Eynsham within a few steps of the village square, excellent local amenities and bus stops.



THE ACCOMMODATION

Sitting Room

Exposed floorboards, fireplace with wood-burning stove, recessed storage/shelving, wide double glazed window to front. Folding door to:-

Kitchen/Diner

Open plan room with flagstone floor, glazed doors to rear garden and door to staircase.

Kitchen area comprises cream coloured base and wall units, worktop and matching tiled splashbacks, stainless steel gas/electric oven with a gloss splashback and extractor hood. Plumbing for washing machine, integrated fridge/freezer, dishwasher, single drainer 1.25 bowl sink, cupboard housing gas fired boiler, double glazed small pane windows to the rear garden.

On the first floor

Landing

Staircase to second floor. Panelled doors to:-

Bedroom 1

Double glazed sash window to front, period fireplace feature.

Bedroom 2

Double glazed window to rear, feature arch with recessed shelving.

Bathroom

Modern white suite comprising panelled bath with centre taps, wash basin in vanity unit, WC, tiled shower cubicle, double glazed window to rear and Velux roof light.

On the second floor

Bedroom 3

Useful eaves storage cupboards, Velux roof light to rear elevation and small window to side. Access to roof void.

OUTSIDE

Rear Garden

Delightful part-walled cottage garden with circular brick terrace, surrounding shrub beds, trellis arch, outside tap and part-brick garden store.

COUNCIL TAX

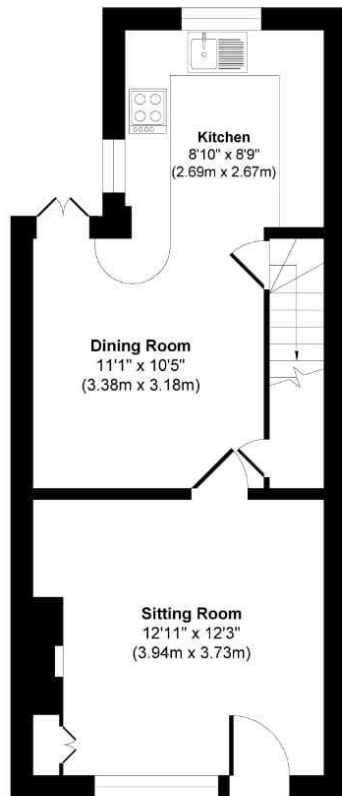
West Oxfordshire District Council - Band D.



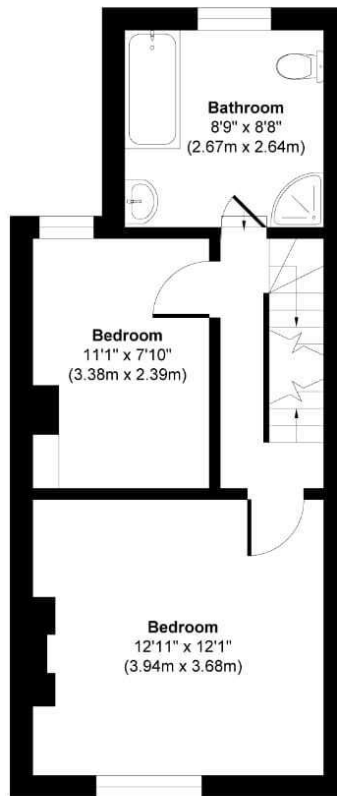


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

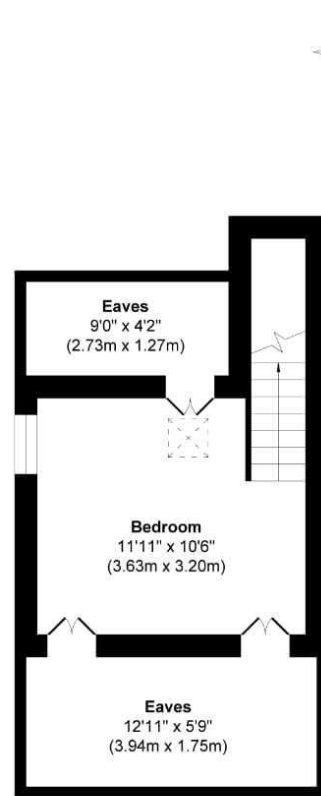
- * 3 Bedrooms
- * Sitting Room with stove
- * Kitchen/Diner
- * First floor Bathroom with shower
- * Delightful cottage garden
- * Gas CH
- * Double glazing
- * Period features
- * Old village location
- * No onward chain



Ground Floor
Approximate Floor Area
390 sq. ft
(36.23 sq. m)



First Floor
Approximate Floor Area
390 sq. ft
(36.23 sq. m)



Second Floor
Approximate Floor Area
142 sq. ft
(13.19 sq. m)



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