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Back Lane
Eynsham, Oxfordshire

Guide Price £500,000



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Freehold

A well-situated detached Bungalow with scope for extension and alteration in an established setting close to Bartholomew school and within walking distance of the village centre and the excellent local amenities on offer. The property has lovely well tended and established gardens front & rear, a long driveway providing ample parking, garage and gas central heating. The accommodation includes a sitting room with wood-burning stove, breakfast kitchen, useful boot room and cloakroom, two double bedrooms, dining room/bedroom 3 and conservatory. The large and un-converted roof space has huge potential for conversion, subject to consents. There is a limited stock of detached Bungalows in the village which rarely come to the open market, early viewing is recommended.



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. Shops and facilities in the village include CO-OP and Spar shops, Butcher, Greengrocer, Off-Licence, Post Office, electrical shop, Library, modern Health Centre, Market Garden Delicatessen with Cafe, Beautician, Hairdressers and great traditional pubs. The village also has Toddler groups, Primary School, and the reputable Bartholomew Secondary School. The community is further buoyed by sports clubs, groups and societies catering for all age groups and interests.

DIRECTIONS

From the Eynsham traffic lights on the A40 proceed into the village on Witney Road passing Bartholomew School and turn left into Clover Place. Follow this to Back Lane where the property will be found on your left. Satnav: OX29 4QW

THE ACCOMMODATION

uPVC Front Door to:-

Hall

Laminate flooring, access to roof space, airing cupboard housing hot water cylinder.

Sitting Room

Wood-burning stove, window to front.

Kitchen

Base and wall units on two walls, single drainer 1.25 bowl sink, worktop and tiled splashback, built-in electric oven, hob, extractor hood, plumbing for washing machine and dishwasher, wide window overlooking the rear garden, window to side. Glazed door to:-

Boot Room

Tiled floor, glazed door to the rear garden and windows on two sides. Sliding door to:-

Cloakroom

WC, wash basin in vanity unit, tiled floor, gas fired boiler, obscured glass window to rear.

Bedroom 1

Window to front.

Bedroom 2

Double room, window to side.

Dining Room/Bedroom 3

Options for different use, with archway to:

Conservatory

Polycarbonate roof, fan light, glazed doors to the rear garden.

Bathroom

Modern white suite comprising paneled bath with shower over, contemporary circular basin with vanity unit, WC, small chrome towel rail, tiled walls, window opening to Boot Room.



OUTSIDE

Single Garage

Up and over door, electric light and power.

The Garden

The established and well tended plot has an east/west aspect with the front garden enjoying the morning sun. A long brick-paved driveway runs down to the garage and provides ample parking for a number of vehicles. The front garden is enclosed at the front by a stone wall and planted with numerous trees and graveled. Gated access to the rear garden with a westerly aspect. A pebbled section surrounded by shrub beds leads to a central circular terrace, and a small water feature with wildflower bed beyond. There is a raised pond feature with grasses, patio areas, a greenhouse and potting bench, large timber shed, summerhouse and a 'well' feature. A narrow strip at the side has useful garden tool stores. With the school grounds beyond there are no overlooking windows.

COUNCIL TAX

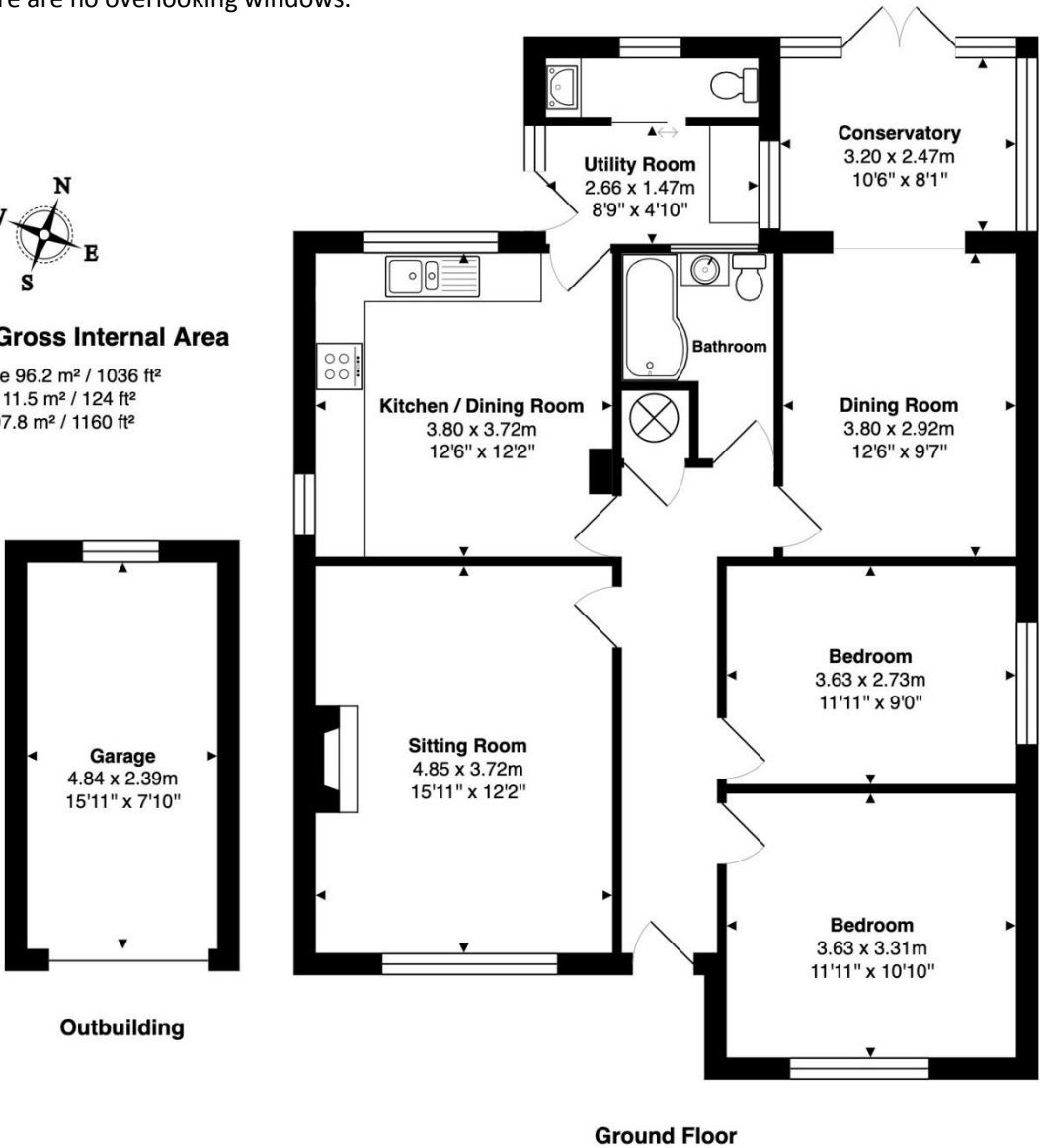
West Oxfordshire District Council - Band E.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area

Main House 96.2 m² / 1036 ft²
Garage 11.5 m² / 124 ft²
Total 107.8 m² / 1160 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