



Abbey Park House
Abbey Street, Eynsham, Oxfordshire



abbeyproperties
independent estate agents

Abbey Park House, Abbey Street Eynsham, Oxfordshire, OX29 4HR

Guide Price £1,250,000

Freehold

An individual detached family home with exceptional potential in a fabulous setting at the end of a private road.

Tucked away in a peaceful and private setting, yet just moments from excellent local amenities, this substantial detached home offers the perfect balance of seclusion and convenience with the fantastic village facilities close at hand. Built in 1969 and now available on the open market for the very first time, this is a rare opportunity to acquire a well-positioned and unspoiled property with outstanding potential.

Set within a generous plot approaching 0.5 of an acre with a large, mature garden, the house provides a spacious and flexible layout that would benefit from modernisation but offers tremendous scope to update, improve, or extend (subject to necessary permissions). Whether you're looking to create a stylish contemporary home or preserve some of the original 1960's features, the possibilities are endless. The current accommodation includes 4 double bedrooms (one ensuite), two shower rooms, a hall with original woodblock floor, study, wet room, an expansive triple-aspect lounge/diner, dining/family room, a large kitchen and utility/boot room.

The property sits on the southern edge of the village, close to the protected Abbey fishponds land and church grounds. With no immediate homes in the vicinity, the house enjoys a unique feeling of space and seclusion and also has delightful first-floor views towards Wytham woods.

Located in a highly sought-after village with easy access to schools, shops, parks, and transport links, this is an exciting opportunity to create a dream home in this popular West Oxfordshire village, some 6 miles outside Oxford.

Early viewing is strongly 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 & Spar shops, butcher, greengrocer, off-licence, post office, electrical shop, library, health centre, Market Garden delicatessen cafe, hairdressers and number of traditional pubs. Eynsham has toddler groups, a primary school and reputable Bartholomew secondary school. The community is buoyed by sports clubs, groups and societies catering for all age groups and interests.

THE ACCOMMODATION

Lobby * Hall * Study * Wet Room * Sitting Room * Dining Room * Cloakroom * Kitchen * Utility/Boot Room *

Large Landing * Master Bedroom * Bedroom 2 * En-Suite Shower * Bedroom 3 * Bedroom 4 * Shower Room 1 * Shower Room 2 *

Double Garage

Up and over door, personal door to house, electric light and power, oil fired boiler.

Snooker Room

A substantial stone-built building positioned in the corner of the garden includes a full-size snooker table (included in the sale), a wood block floor, sliding doors to the garden.

The Garden

A beautiful private garden lies largely on three sides of the house and enjoys a southerly aspect. The garden has been well maintained and comprises an expansive lawn and two terrace areas. There is a partially separated walled garden extending out at the front of the house along with driveway parking for multiple vehicles. There are two separate garden stores and an open-fronted store housing the heating oil tank. The total plot size is approaching 0.5 of an acre.

Services:- Main services are connected. Private septic tank drainage.

AGENT NOTE - CONNECTED PERSON - The seller is a Director of Abbey Properties (Eynsham) Ltd.

4 double Bedrooms
Triple aspect Sitting Room
Large secluded plot
Garden Snooker Room/Home Office
Double Garage & driveway for several vehicles
Oil fired CH
Huge potential to update and improve
End of chain sale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Ground Floor



First Floor



Outbuilding

Approximate Gross Internal Area

Main House 293.8 m² / 3162 ft² (excluding balcony)

Outbuilding 45.3 m² / 487 ft²

Total 339.1 m² / 3650 ft² (excluding balcony)

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 EA Property Services. www.eaps.co.uk

