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Dovehouse Close
Eynsham, Oxfordshire

Guide Price £495,000



Dovehouse Close, Eynsham, Oxfordshire, OX29 4EW

Guide Price £495,000 **Freehold**

An extended 4 Bedroom detached House tucked away in a small cul-de-sac on the popular Dovehouse Close development with nearby footpath access to the Primary School and the village centre with it's excellent local shops and amenities. The house is presented in good decorative condition and offers much improved family accommodation. The accommodation comprises a useful entrance lobby, hall, sitting room with wood flooring, a well fitted family breakfast kitchen with appliances, separate dining room, conservatory, utility/store, 4 bedrooms (one en-suite) and shower room. The property has gas central heating, driveway parking, and a nicely designed and well maintained rear garden.



DIRECTIONS

From the A40 Eynsham roundabout take the first right turn to Eynsham and then first left into Dovehouse Close. The property will be found in a cul-de-sac on your left. Satnav: OX29 4EW

THE ACCOMMODATION

Entrance Lobby

Hall

Stylish wood flooring continuing into lounge, staircase to first floor. Glazed door to:-

Sitting Room

Window to front.

Breakfast Kitchen

Range of cream coloured base and wall units with a solid wood worktop and enamel single drainer 1.25 bowl sink. Integrated electric oven, gas hob with extractor fan over, fridge, dishwasher, tiled floor, breakfast bar with integrated microwave and a granite top, useful under stairs storage cupboard, window to rear. Glazed door to:-

Dining Room

Window to front.

Conservatory

Constructed with solid walls, timber framed windows and a sloping roof. Radiator, sliding doors to rear garden and door to:-

Utility/Store

With tiled floor, plumbing for washing machine, vent for dryer, space for fridge/freezer.

First floor Landing

Access to roof space, airing cupboard housing gas fired boiler.

Bedroom 1

Window to front.

Bedroom 2

Window to front.

En-suite Bathroom

White suite of panelled bath with shower over, wash basin, WC, tiled floor, chrome towel rail/radiator, window to rear.

Bedroom 3

Window to rear.

Bedroom 4

Window to front.

Shower Room

Tiled cubicle, wash basin, WC, tiled floor, window to rear, chrome towel rail/radiator.



OUTSIDE

Parking/Garden

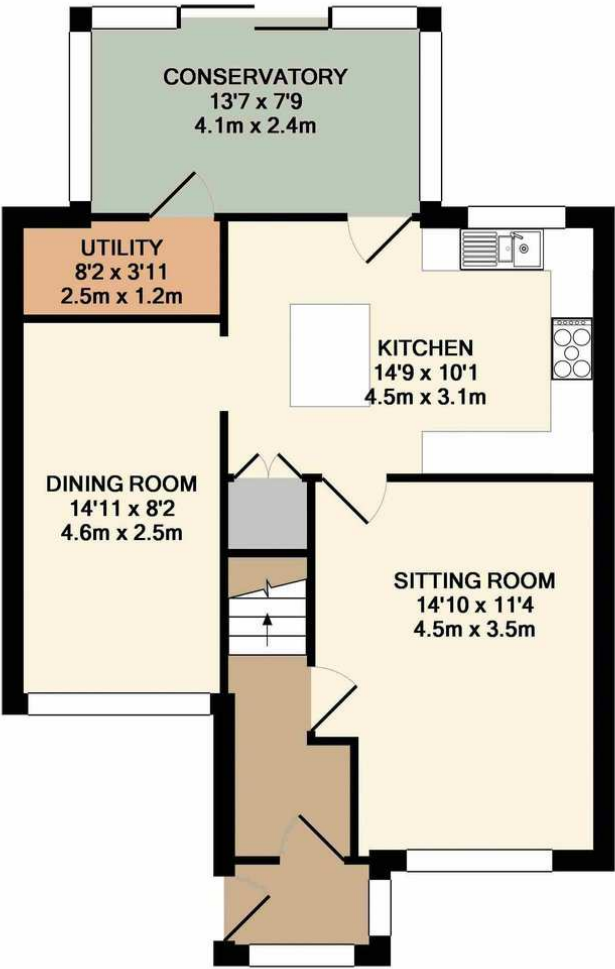
Hard standing at the front of the property providing off-road parking. Gated side access to the rear garden. This comprises of paved path and terrace, lawn, shrub bed, timber shed, outside tap and socket.

Council Tax

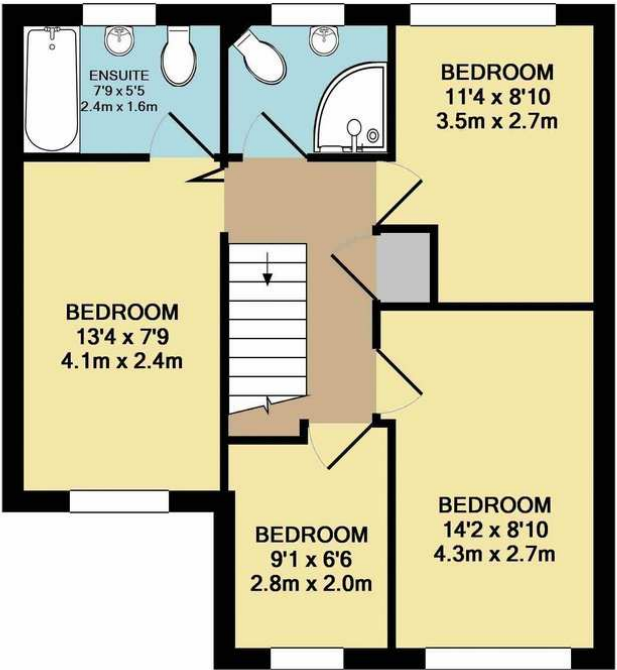
West Oxfordshire District Council - Band E.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
APPROX. FLOOR
AREA 649 SQ.FT.
(60.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 522 SQ.FT.
(48.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1171 SQ.FT. (108.8 SQ.M.)

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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given