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independent estate agents



**Acre End Street
Eynsham, Oxfordshire**

Guide Price £800,000



Acre End Street, Eynsham, Oxfordshire, OX29 4PD

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Freehold

A stone-built period village house within walking distance of the excellent local amenities and the rare advantage of a gated driveway, a large garage, and a delightful well tended garden. The property has features that include exposed beams, an open fireplace, latch doors, timber framed double glazing, and exposed floor boards. More modern finishes compliment the period features and the well proportioned accommodation includes two second floor attic rooms. The front-facing beamed sitting room has exposed floorboards and a fireplace. This leads to the Kitchen/Diner forming part of a rear extension. Off the kitchen lies a small inner lobby with cloakroom and staircase to the first floor. The large master bedroom is at the rear of the house with dormers facing the driveway/garden, and an en-suite shower. There are two further bedrooms and a family bathroom on the first floor along with a staircase to the two second floor attic rooms.



Outside, electric gates give access to the secure driveway with ample off-road parking and a large stone-built garage with light and power. The well stocked garden (excluding the driveway) extends to approximately 80' in length, widening at the far end.

Period homes of this type with a private driveway and garage in the old village centre are extremely rare, and viewing is highly advised.



THE ACCOMMODATION

Entrance Lobby

Sitting Room

Open fireplace, beamed ceiling, exposed boards, windows to front with deep sills, recessed shelving.

Kitchen/Diner

Timber base units, worktop, mosaic tiled splashback, single drainer double bowl sink, electric double oven, gas hob, washing machine, tiled floor, exposed beams, door to inner lobby and staircase, glazed door to rear porch.

Inner Lobby

Staircase to first floor.

Cloakroom

WC, hand basin, window to rear.

On the First floor

Landing

Access to roof space, window to rear, door to staircase for access to second floor.

Master Bedroom

Sloping ceiling with dormers to side (east elevation).

En-Suite

Tiled cubicle, pedestal basin.

Bedroom 2

Window to front, built-in wardrobes, understairs storage.

Bedroom 3

Window to front.

Bathroom

White suite of panelled bath, wash basin, WC, chrome towel rail, roof light.

Second floor Small Landing

Window to front.

Bedroom

Window to front, roof light to rear elevation, exposed timbers.

Bedroom

Roof light to rear, exposed timbers.

OUTSIDE

Garage

Stone-built integral garage within the rear garden. Twin folding doors, electric light and power.

The Garden

Electric double gates lead to a driveway with parking for multiple vehicles. Stone steps up to the cottage garden. Very pretty and larger than expected comprising gravelled terrace, small ornamental pond, stone path with flower/shrub borders either side leads to a lawn, plot widening at the far end. Enclosed in part by old stone walls, timber garden store.

Council Tax

West Oxfordshire District Council - Band F.



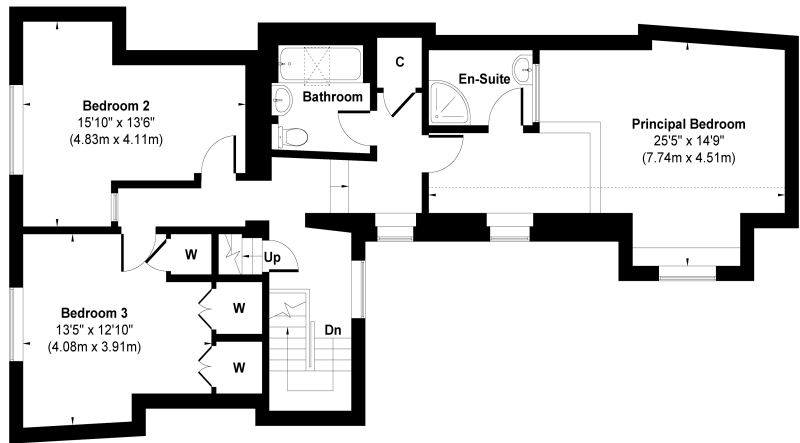


*** Sitting Room with fireplace * Large Kitchen/Diner * En-Suite Master Bedroom ***
*** 2 further Bedrooms * 2 Attic Rooms * Large garage * Gated driveway ***
*** Long rear garden * Period features * Viewing advised ***

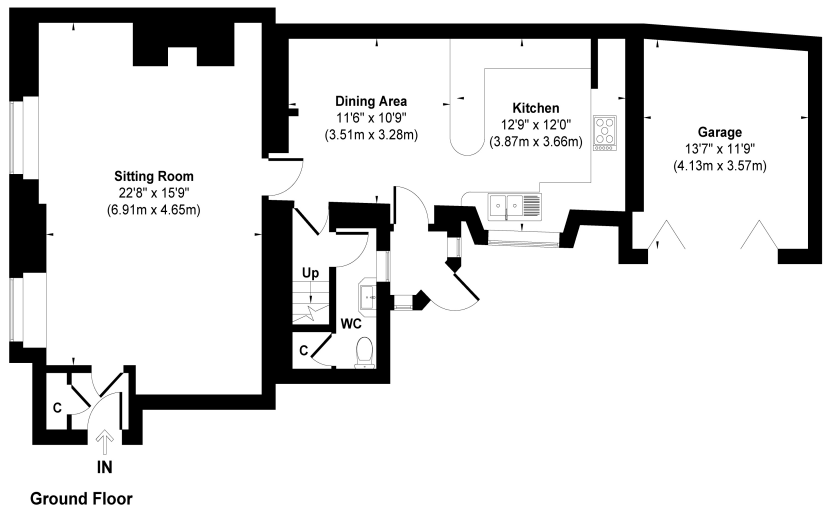
54 Acre End Street

Approximate Gross Internal Area
 Main House = 190.51 sq.m / 2051 sq.ft
 Garage = 14.79 sq.m / 159 sq.ft
Total = 205.30 sq.m / 2210 sq.ft

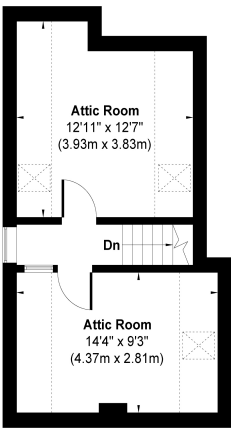
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



First Floor



Ground Floor



Second Floor

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

These particulars have been carefully prepared in good faith as a guideline only. Rooms have been measured with an electronic laser and measurements, areas, distances or aspects referred to given as approximations. No appliances, heating systems or services have been tested and prospective purchasers are advised to commission their own inspections and surveys prior to exchange of contracts. Nothing in these particulars should be interpreted as implying that any necessary planning, building regulation or other consents have been obtained. We have not verified the tenure or legal title of the property and prospective purchasers should make their own enquiries through their Solicitor prior to exchange of contracts.