

23 WITNEY ROAD

EYNHAM OX29 4PH

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Set in the desirable village of Eynsham, this family home has been fully extended and refurbished to a high, bespoke standard. The contemporary layout begins with a welcoming entrance hall, leading to a generous sitting area that offers a relaxed retreat for family life. This flows into the impressive kitchen and dining space, the true heart of the home and an ideal setting for both everyday living and entertaining. Triple glazing runs throughout the house, including sliding doors that open completely flush across the rear, filling the living space with natural light bringing the outside in.

Laid to lawn the generous garden affords a high degree of privacy and provides a safe space for children and pets alike. The wonderful terrace is a superb spot for alfresco entertaining. The driveway provides ample private parking.

GUIDE PRICE

£925,000

 **4/5**

 **2**

 **3**


Generous





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Approximate Gross Internal Area = 163.8 sq m / 1763 sq ft

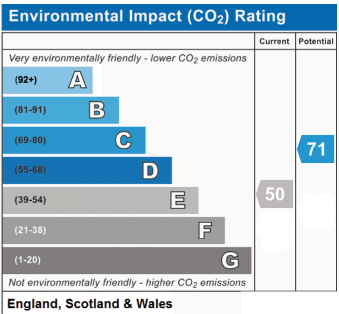
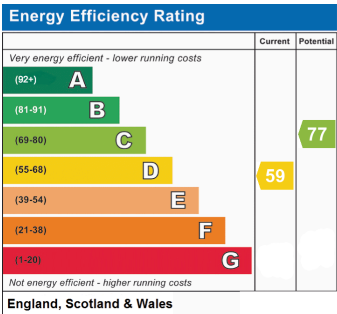


Illustration for identification purpose only, measurements approximate, and not to scale.

Council Tax:
Band F - £3,764.35

Parking:
Ample driveway parking

Local Authority:
West Oxfordshire District Council



LOCATION

Eynsham is a thriving village situated off the A40 midway between Oxford and Witney. It has a wide variety of shops for most day-to-day needs, chemist, post office, churches, several public houses and, a library. There is a primary school and Bartholomew Secondary School received 'Outstanding' in the most recent Ofsted report. There is a village hall, numerous active clubs and societies, youth centre and sports pavilion. An excellent bus service runs to both Witney/Oxford/Carterton and there is an hourly bus service to the John Radcliffe Hospital.



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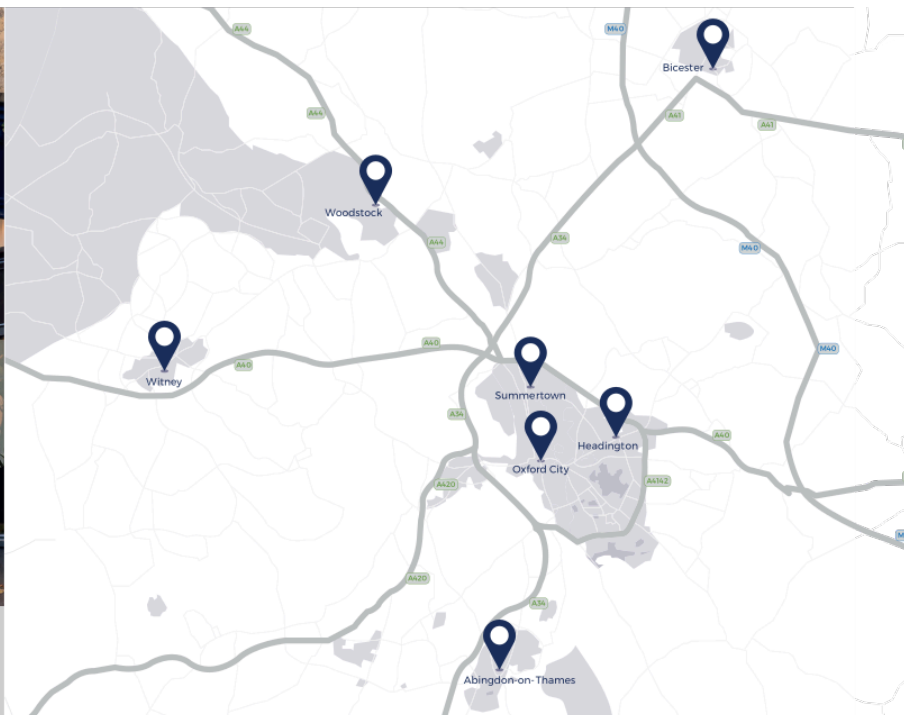
Witney Sales

10 Market Square
Witney
Oxfordshire
OX28 6BB

t: 01993 776 775
e: witney@breckon.co.uk



FROM LEFT: Alex Chappell,
Sarah Thomas, Julia Briggs,
Rose McDermott and John Bouwer



Summertown

t: 01865 310 300 (sales)
t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

Oxford City Centre

t: 01865 244 735 (sales)
t: 01865 20 1111 (letting)
e: post@breckon.co.uk

Headington

t: 01865 750 200 (sales)
t: 01865 763 999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames

t: 01235 550 550 (sales)
t: 01235 554 040 (letting)
e: abingdon@breckon.co.uk

Woodstock

t: 01993 811 881 (sales)
t: 01993 810 100 (letting)
e: woodstock@breckon.co.uk

Bicester

t: 01869 242 423 (sales & letting)
e: bicester@breckon.co.uk

New Homes

t: 01865 261 222
e: newhomes@breckon.co.uk

Land Team

t: 01865 558 999
e: land@breckon.co.uk

Letting and Property Management

t: 01865 20 1111
e: lettings@breckon.co.uk

Creative Department

t: 01865 310 300
e: creative@breckon.co.uk

Bespoke by Breckon

t: 01865 765 555
e: bespoke@breckon.co.uk



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