



NEWLAND STREET
EYNHAM, WITNEY, OX29 4JZ

**PENNY &
SINCLAIR**

NEWLAND STREET

EYNHAM, WITNEY, OX29 4JZ
£799,950

A charming five bedroom Grade II listed property located in the ever popular village of Eynsham.

Four/Five Bedrooms • Wealth Of Period Features • Beautiful Kitchen/Diner • Popular Location • South Facing Rear Garden • EPC - C

DESCRIPTION

Located in the popular village of Eynsham, this five bedroom home offers generous accommodation and a wealth of period features.

On the ground floor the accommodation consists of entrance hall with bedroom five with en suite shower room to the left. This room could be used as a study or additional reception if desired. Through the hallway leads to the generous reception room with beams and three windows to front, this room also features a large fireplace with woodburning stove, currently covered. The country kitchen is well finished and offers ample cupboard space as well as Belfast sink and Aga. The glass roofed dining area offers a wealth of natural light and views over the rear garden.

Upstairs is the master bedroom and three further bedrooms. The bathroom is spacious and luxurious, offering walk in shower, roll top bath, double sinks and W.C and bidet.

The South facing rear garden is a good size and has been landscaped to create a relaxing sitting area with a beautiful pergola covered with a mature wisteria, a bordered central lawn and to the rear is a paved area with a useful shed.

The property offers generous accommodation as well as character and charm in a very popular village location.

SITUATION

The property is situated in Eynsham, an extremely popular and vibrant village situated almost equidistant between the market town of Witney and the city of Oxford.

Being in a central location, the property is within walking distance to Eynsham's excellent range of local amenities including primary and secondary schools, doctors' surgery, chemist, two supermarkets, local butcher and baker, a greengrocer, Post Office, library, village hall, three churches and a number of public houses and restaurants. It is also on a regular bus route to both Witney and Oxford.





VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair.

SERVICES

All mains services are connected.

TENURE AND POSSESSION

The property is freehold and offers vacant possession upon completion.

FIXTURES AND FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

COUNCIL TAX

Council Tax Band 'E' amounting to £2,701.77 for the year 2023/24.

LOCAL AUTHORITY

West Oxfordshire District Council

Woodgreen

Witney

OX28 1NB

Tel: 01993 861000

AGENTS CONTACT DETAILS



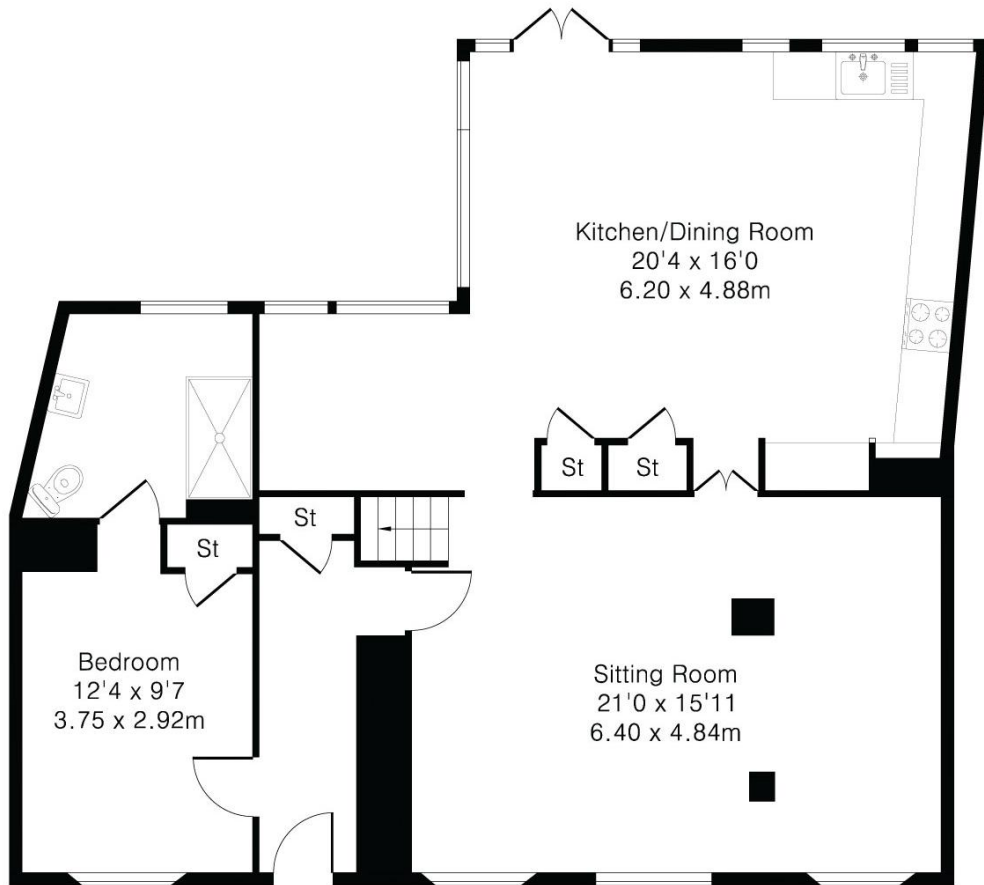
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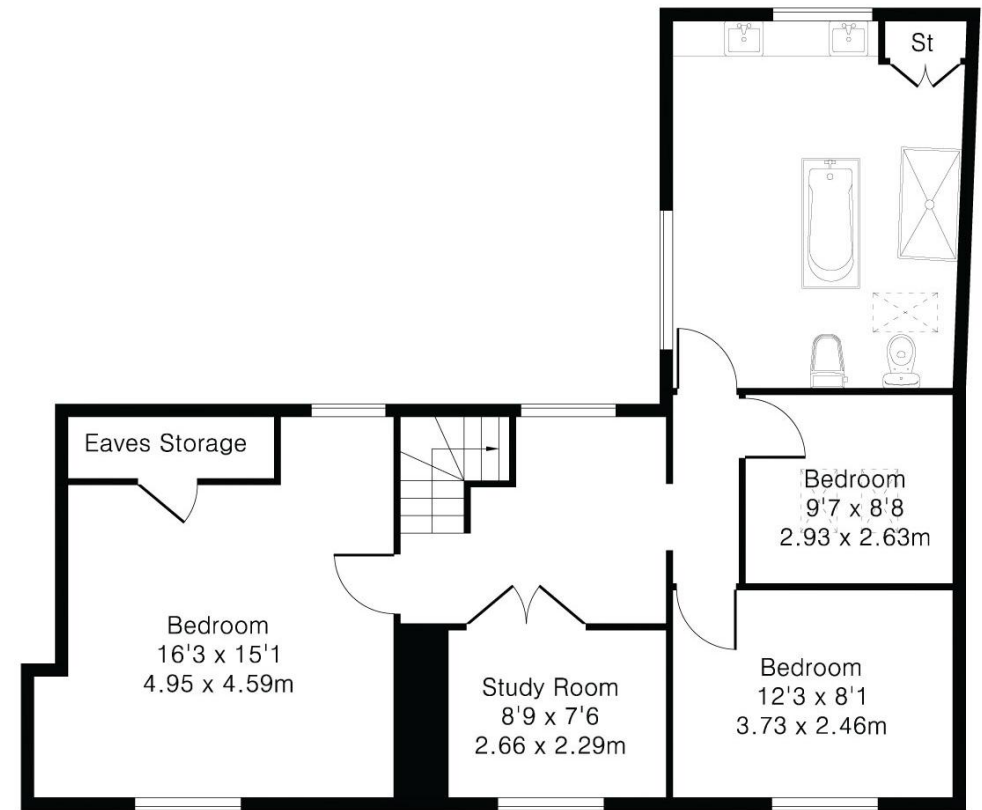
sales@pennyanandsinclair.co.uk



Approximate Gross Internal Area 1831 sq ft – 170 sq m
 Ground Floor Area 1084 sq ft – 101 sq m
 First Floor Area 747 sq ft – 69 sq m



Ground Floor



First Floor

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