



Anmar, Eynsham



# Anmar, Old Witney Road

Eynsham OX29 4PU

## £550,000

Guide Price



Located in the desirable and thriving village of Eynsham this truly stunning new build bungalow is finished to a high specification with electric gates and CCTV at the entrance creating a feeling of privacy and security.

Newly completed this fabulous home offers light-filled accommodation which is second to none. Benefits include bi-fold doors from the kitchen that create a wonderful flow to the outside making alfresco dining a must, built-in appliances in the superb kitchen include an AEG steam oven, induction hob and fantastic wine cooler. The dual aspect sitting room also enjoys doors to the garden. The principal bedroom has a boutique chic ensuite with two further double bedrooms well served by the contemporary fitted bathroom. The generous loft space provides super additional storage. The delightful south-facing garden affords good privacy and is a safe space for children and pets alike. Additional eco-conscious attributes include solar panels, ready for battery connection, air source heat pump and underfloor heating plus a mechanical ventilation heat recovery ensuring excellent air quality throughout.

### Agent's Comment

*"Nicely positioned with good road, bus and nearby rail links, an appointment to view will certainly not disappoint!"*



South-facing

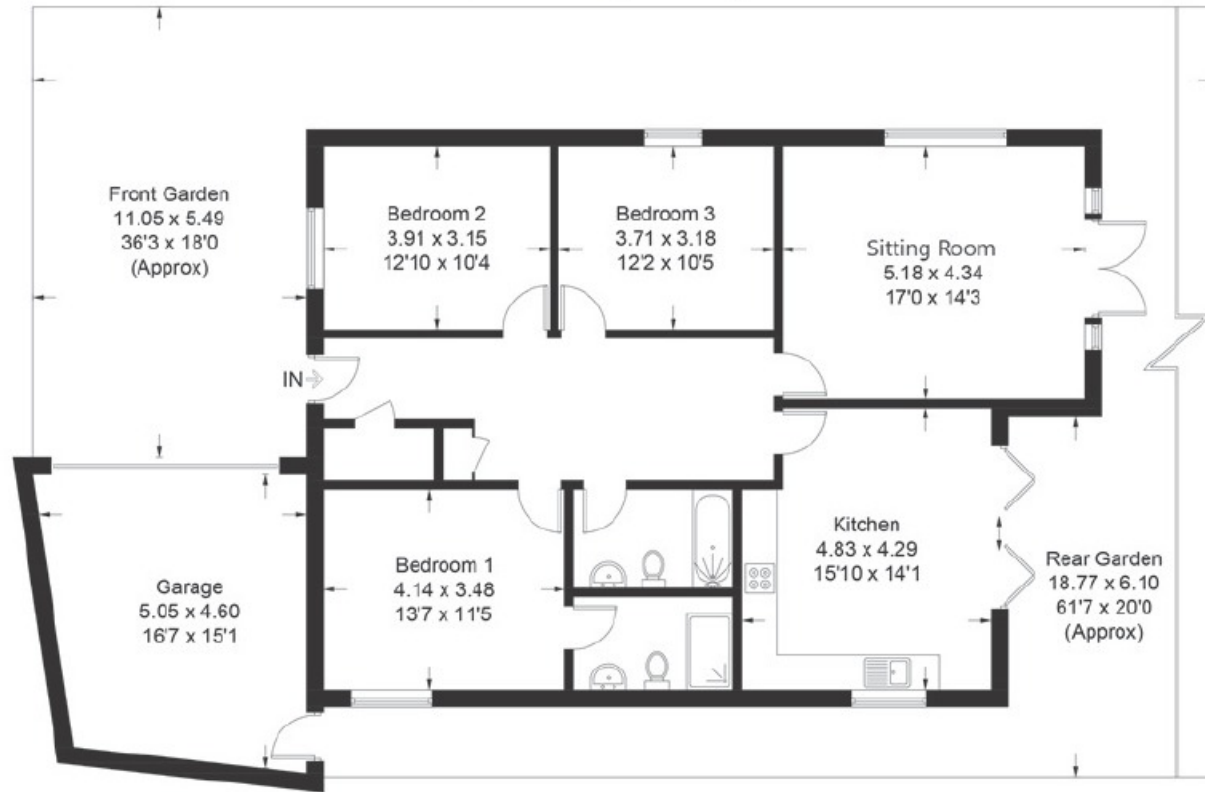




IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.

## Anmar

Approximate Gross Internal Area = 114.8 sq m / 1236 sq ft  
 Garage = 20.4 sq m / 220 sq ft  
 Total = 135.2 sq m / 1456 sq ft



### Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1110020)

# Breckon & Breckon

est. 1947

## Witney

01993 776 775

10 Market Square

Witney, Oxfordshire

OX28 6BB

witney@breckon.co.uk

breckon.co.uk



### Oxford city centre

Tel: 01865 244735 (sales)  
 Tel: 01865 201111 (letting)

### Summertown

Tel: 01865 310300 (sales)  
 Tel: 01865 558999 (apartments)

### Headington

Tel: 01865 750200 (sales)  
 Tel: 01865 763999 (letting)

### Abingdon

Tel: 01235 550 550 (sales)  
 Tel: 01235 554 040 (letting)

### Woodstock

Tel: 01993 811881 (sales)  
 Tel: 01993 810100 (letting)

### Witney

Tel: 01993 776775 (sales)  
 Tel: 01865 201111 (letting)



### Council Tax Band:

Band E  
 £2,857.63

### Local Authority:

West Oxfordshire  
 District Council

Energy Efficiency Rating		Band	Points
Very energy efficient - lowest energy costs	A		
Energy efficient - low energy costs	B		
Decent energy efficiency - average energy costs	C		
Some energy efficiency - higher energy costs	D		
Low energy efficiency - very high energy costs	E		
Very low energy efficiency - highest energy costs	F		
Lowest energy efficiency - very high energy costs	G		
		Band	Points
		E	88 90

For more information, visit [www.brexit.gov.uk](http://www.brexit.gov.uk)