

HIGH STREET
EYNHAM
OXFORDSHIRE

The Old Brew House

31 High Street, Eynsham, OX29 4HE

A deceptively spacious five-bedroom cottage in the heart of Eynsham. The property offers a number of downstairs reception rooms and has recently been modernised throughout to make a stunning home with an abundance of character features.

From the entrance door you walk into a long living/sitting room with lots of features. This leads to a further reception room that could be used as a snug/playroom. There is a rear hall leading to a cloakroom and the split-level country style fitted kitchen. Steps then lead up to a separate dining room with patio doors into the garden. From the rear hall there are steps down to a useful head height cellar and steps up to the first and second floor where you will find five bedrooms all with exposed features, two bathrooms and a utility room. The space could possibly be rearranged to make a master suite with dressing room. There is also a box room on the first floor.

The enclosed gardens to the rear stretch to about 130ft and include a useful pitch tiled outside dining area with a large, paved area and side access. Behind the patio is a lawned garden with a number of mature plants and trees surrounding to offer a high level of privacy.

Guide Price: £875,000

 5

 4

 2



Enclosed rear
Garden





Approximate Gross Internal Area = 233.1 sq m / 2509 sq ft
 Outbuilding = 3.7 sq m / 40 sq ft
 Total = 236.8 sq m / 2549 sq ft



Council Tax:
Band G

Parking
On street

Local Authority
West Oxfordshire
District Council

31, High Street
Eynsham
WITNEY
OX29 4HE

Energy rating
E

Valid until
24 October 2027

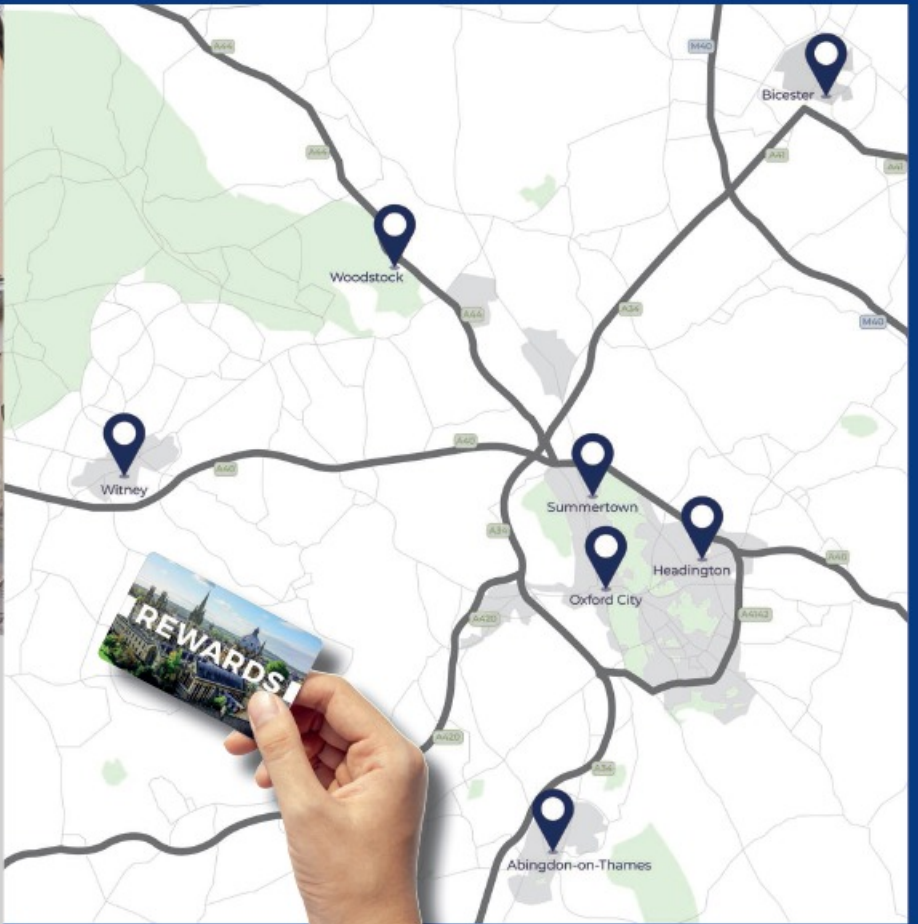
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9908-2884-7001-9223-9805

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“Location Description”

Eynsham is a large village (approx. population 5,000) situated midway between Oxford and Witney. It is known for the remains of its Benedictine abbey and the C.13 Church of Saint Leonard and has a wide variety of shops for most day to day needs, a fine selection of public houses and excellent local cafes and a regular bus service to Oxford and Witney. There is a primary school (Ofsted Rated -Good) and a secondary school called Bartholomew (Ofsted rated - Outstanding) and has an excellent variety of local facilities, including a bakers, butchers, Hairdressers, local co-op, post office and a great independent wine shop.





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