

# 19 NEWLAND CLOSE

EYNHAM OX29 4LE

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Enjoying a quiet spot within walking distance of the heart of this desirable village, this lovely home offers spacious living accommodation across two floors. Presented in good order throughout the modern kitchen is fitted with a good range of units, integrated appliances and space for white goods. The light and airy sitting room is a superb place for relaxing and flows through to the conservatory currently used for dining. The first floor has three bedrooms and bathroom.

A patio provides a space for alfresco dining overlooking the lawn and the whole is enclosed providing a safe spot for children and pets alike. Approached via a footpath there is small gravel area to the front. The garage is an additional attribute.



3



2



1

## GUIDE PRICE

**£370,000**



Enclosed

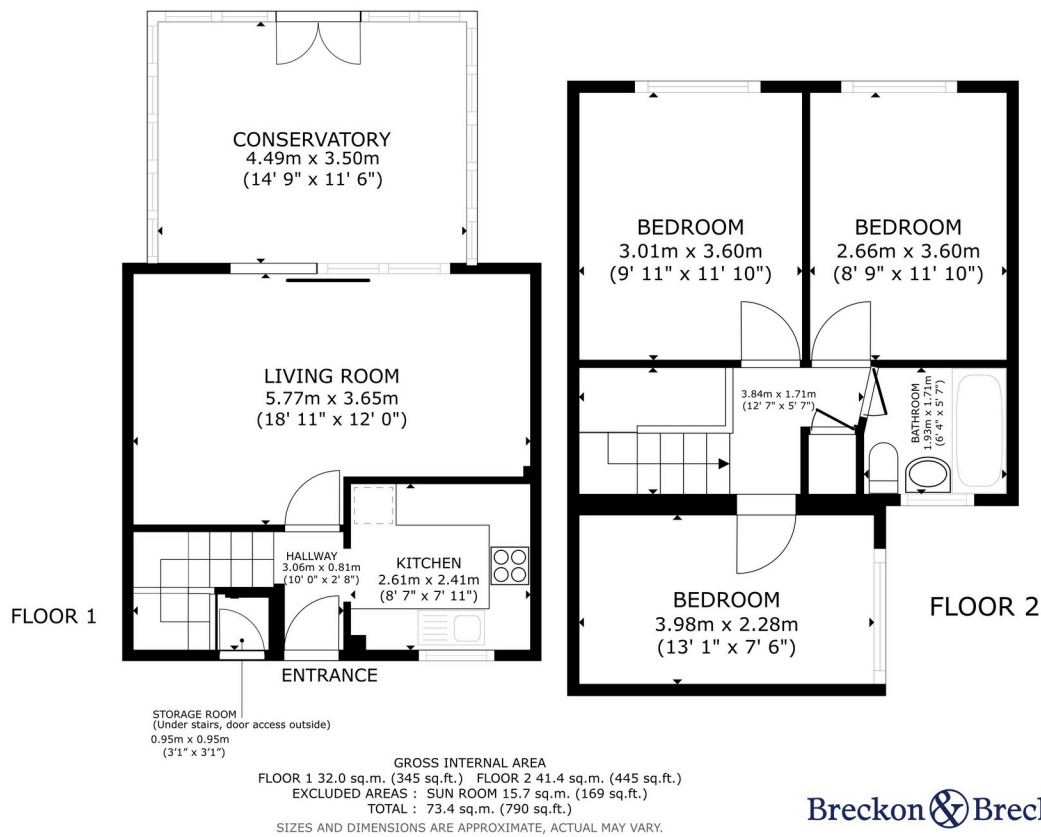








Newland Close Floor Plan



**Council Tax:**  
Band C - £2,338.06

**Parking:**  
Garage

**Local Authority:**  
West Oxfordshire District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



# “LOCATION COMMENT

*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 the Bartholomew Secondary School is a popular choice. 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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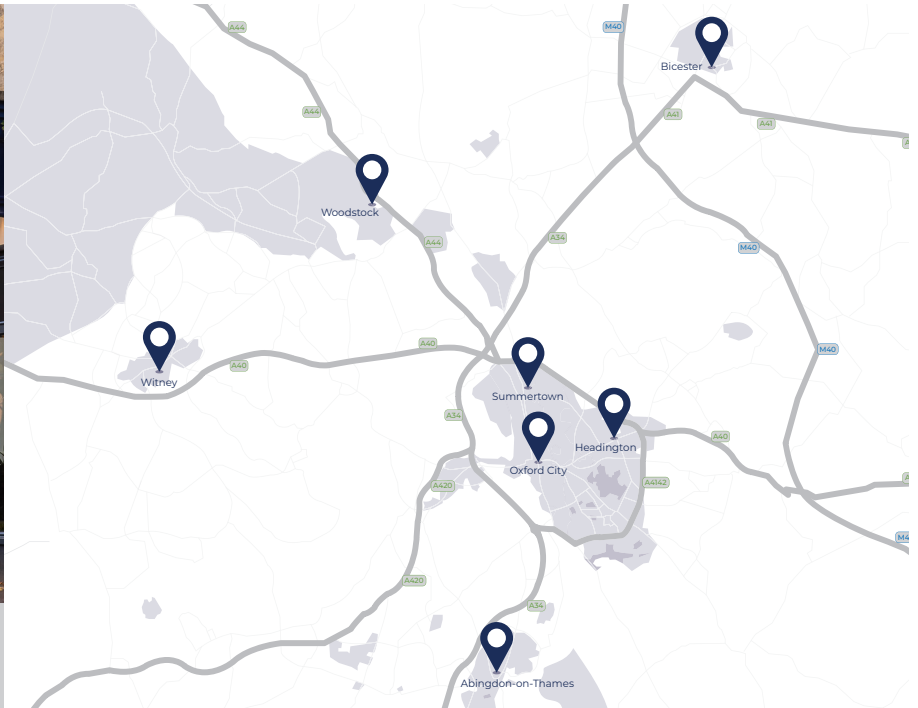
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