



# ACRE END COTTAGE

52 ACRE END STREET, EYNHAM OX29 4PD



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Enjoying a quiet spot within walking distance of the heart of this desirable village, a lovely home that perfectly blends character living with modern comforts. The spacious living accommodation is set across two floors and is in good order throughout. Period features include exposed, painted beams, feature stone fireplace (non-working), and wood floors. The kitchen with tiled floor offers a super range of units with wood worktops, integrated appliances, Butler sink, and additional space for white goods. The light and airy sitting room is a superb place for relaxing with the bathroom completing the ground floor. The first floor has two double bedrooms.

Outside, the generous rear garden has a paved area for alfresco entertaining with lawn, mature plants and tree beyond. A path leads to the rear boundary where there is a superb garden/studio office, a fabulous additional space. There is on-street parking to the front. A wonderful opportunity to enjoy village life yet within easy reach of both Witney and Oxford.

**£340,000**  
GUIDE PRICE

 **2**  **2**  **1**

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## Witney Sales

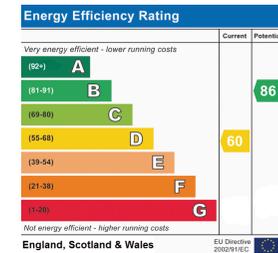
10 Market Square  
Witney Oxfordshire  
OX28 6BB

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

Approximate Gross Internal Area  
Main House = 60.38 sq m / 650 sq ft  
Outbuildings = 14.12 sq m / 162 sq ft  
Total = 74.50 sq m / 812 sq ft



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



## Council Tax Band

Band D  
£2469.32

## Local Authority

Local Authority  
West Oxfordshire District Council

### 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

### Woodstock

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

### Bicester

t: 01869 24 24 23 (sales & letting)  
e: bicester@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

### 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

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