



Willows Edge, Eynsham

Carter Jonas

5 WILLOWS EDGE, EYNHAM, WITNEY, OXFORDSHIRE OX29 4QD

A DETACHED FOUR-BEDROOM HOME, FEATURING STYLISH INTERIORS AND A STANDOUT OPEN-PLAN KITCHEN, BREAKFAST AND FAMILY AREA THAT SLOWS SEAMLESSLY INTO THE GARDEN. THE PROPERTY ALSO BENEFITS FROM A DOUBLE GARAGE AND TWO GARDEN STUDIOS

Sitting room, dining room, study, kitchen/breakfast/family room, utility, cloakroom.

4 bedrooms (1 en-suite), bathroom

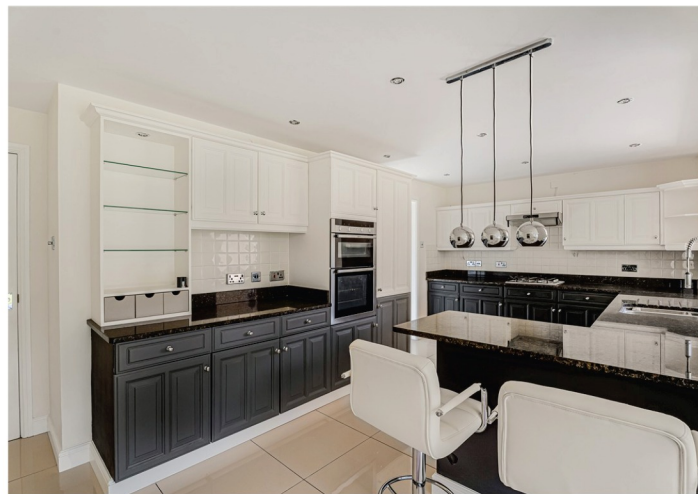
2 garden studios. Double garage

DESCRIPTION

Set within a small development of detached homes, this stylish property has been thoughtfully extended on the ground floor in recent years to create an impressive open-plan space, ideal for both family living and entertaining. The result is a superb family home, conveniently located within a short walk of the highly regarded 'Outstanding' Bartholomew Secondary School and local amenities. The property also benefits from approved planning permission (now lapsed) offering an exciting opportunity to further extend or reconfigure the home to suit evolving needs.

Set back on a corner plot, the garden wraps around the property and provides a secluded space and includes a generous garden studio ideal as a home office or gym and a smaller studio/store. There is ample parking space to the front of the house with access to the double garage. Inside, a storage cupboard, and cloakroom lead off the hallway along with a study, equally suitable as a snug or teenage retreat. The sitting room with fireplace enjoys a large bay window that floods the space with natural light. This room flows seamlessly into the dining room, which sits centrally within the home. The standout feature and heart of the home, is the open plan kitchen, dining, and family room bathed in natural light via an impressive expanse of Bi-folding doors opening onto the rear garden. The kitchen leads through to a utility room with a door providing direct garden access. The extended family living area is finished with oak engineered flooring throughout and enjoys uninterrupted garden views. A bespoke media wall with television recess and feature ethanol flame-effect fireplace provides a stylish focal point.







Upstairs, there are four well-proportioned double bedrooms and the family bathroom. The principal bedroom features a full wall of fitted wardrobes. It connects to a Jack-and-Jill en suite shared with bedroom four, which would alternatively make an excellent dressing room. Bedrooms two and three are both generous doubles, each benefitting from fitted storage.

OUTSIDE

The mature garden includes an expansive lawn, established trees, shrubs, and well-stocked borders. A standout feature is the presence of two studios, both fully insulated and equipped with power and heating, providing ideal home offices, studios, or gyms.

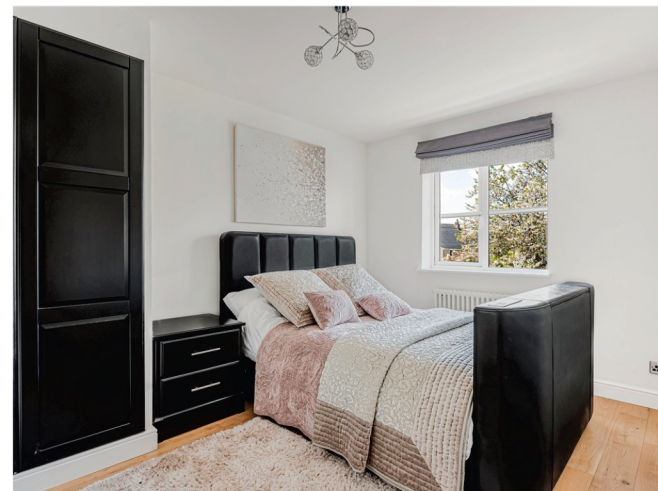
LOCATION

Eynsham is an extremely popular and vibrant village situated almost equidistantly between the market town of Witney and the city of Oxford. It has an excellent range of local amenities including Primary and secondary schools, Doctors surgery, chemist, two supermarkets, local butcher and baker, a greengrocer, Coffee Shop, Post Office, library, village hall, three churches and a number of Public Houses and restaurants. The active community is buoyed by sports clubs and societies catering for all age groups and interests.

ADDITIONAL INFORMATION

Tenure Freehold

Viewing Strictly by appointment through the joint selling agents Carter Jonas - T: 01865 511444



Directions Tenure: Freehold with vacant possession on completion

OX29 4QD Services: Mains services connected.

Council Tax: Band F

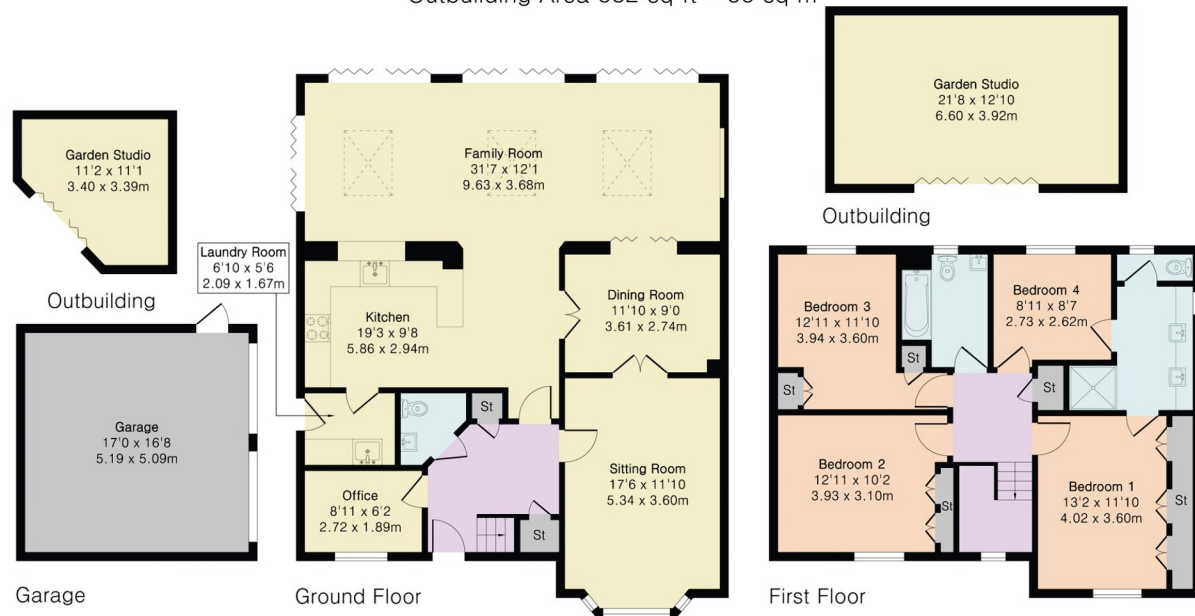
District Council: West Oxfordshire District Council

Broadband speeds and mobile phone coverage can be checked here: checker.ofcom.org.uk.



**Approximate Gross Internal Area 1921 sq ft - 179 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1172 sq ft – 109 sq m
 First Floor Area 749 sq ft – 70 sq m
 Garage Area 284 sq ft – 26 sq m
 Outbuilding Area 382 sq ft – 35 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



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