



Eynsham Road, Botley, Oxford

Carter Jonas

## **22 & 22A EYNHAM ROAD, BOTLEY, OXFORD OX2 9BP**

**A RARE OPPORTUNITY TO ACQUIRE A DETACHED PROPERTY COMPRISING TWO SELF-CONTAINED APARTMENTS, PERFECTLY SUITED FOR MULTIGENERATIONAL LIVING OR INVESTMENT. IDEALLY LOCATED IN BOTLEY, CLOSE TO LOCAL AMENITIES AND OXFORD CITY CENTRE**

Ground floor apartment (22)

Sitting/dining room, kitchen/breakfast room, study, 2/3 bedrooms, shower room, bathroom. Paved garden & parking

First floor apartment (22A)

Sitting/dining room, kitchen & utility, 3 bedrooms (1 en-suite) & shower room. Private garden & parking

### **SITUATION AND LOCATION**

The property is situated on the Eynsham Road on the Western edge of Oxford circa two miles from the City Centre. The Westway Shopping centre in Botley has a range of amenities including a Tesco, Co-op along with a Waitrose store on the Botley Road. The area is also well served by an array of facilities including a doctor's surgery, Sports Centre, dental surgeries and library.

As well as being only a couple of miles from the city centre, Botley is well positioned for communications to London, Heathrow (via the A34 ring road/M40) and the national motorway network. Oxford station is only circa two miles away, with a service to London Paddington in under an hour.

### **DESCRIPTION**

This impressive, detached property, recently extended and significantly enhanced by the current owner, is divided into two generous self-contained apartments. It offers exceptional flexibility, ideal for multigenerational living, investors, or those seeking separate accommodation, whether for family, staff, or to generate additional rental income alongside the principal residence. The ground floor flat is particularly well laid out for those less able with easy access to inside and out.

Ground Floor Apartment

Occupying the entire ground floor, the apartment is particularly spacious, filled with natural light, and provides adaptable accommodation. To the front, there is a large sitting/dining room, a study with wood burning stove, and a double bedroom. A side entrance opens into a hallway leading to the kitchen/breakfast room, wet room, bathroom,







a second double bedroom, and an adjoining reception room that can serve as a third bedroom.

#### First Floor Apartment

Accessed via a separate entrance at the rear, the first-floor apartment comprises a kitchen with adjoining utility room, a sitting/dining room, two double bedrooms, and a shower room. The second floor offers an additional double bedroom and shower room, creating a well-balanced layout.

#### Additional Features

A separate study with external staircase provides flexible use for either property. There is also scope to further extend the ground floor apartment by creating additional accommodation within the roof space, subject to obtaining the necessary consents.

#### OUTSIDE

Both apartments benefit from private gardens and allocated parking on a shared driveway. In addition to the updated interiors, the exterior has been extensively enhanced with new paving and extensive stone walling, creating a welcoming approach. Both gardens have been laid out to take advantage of the sunny positions.

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## ADDITIONAL INFORMATION

**Tenure** Both properties are on one freehold title

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



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**Directions to OX2 8BP** Services: All mains services are connected  
Local Authority: Vale of White Horse

Council tax bands:

Ground floor, Flat 22: Band D

First floor, Flat 22A: Band C

EPC ratings:

Flat 22 - C rating

Flat 22a - C rating

According to Ofcom, Ultrafast broadband is available at this property and there is likely to be mobile phone coverage indoor and outdoor across all networks



**Approximate Gross Internal Area 2701 sq ft - 351 sq m**

Ground Floor Area 1518 sq ft – 141 sq m

First Floor Area 853 sq ft – 79 sq m

Second Floor Area 330 sq ft – 31 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

**Carter Jonas**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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