



Mill Street, Eynsham

Carter Jonas

29-33 MILL STREET, EYNHAM, OXFORDSHIRE OX29 4JX

Kitchen/dining room, sitting room, utility/boot room/2nd kitchen, 4 bedrooms, 1st floor sitting room/bedroom 5. Former shop comprising one large reception room with period fireplaces, a wc, small kitchen and office. Courtyard garden, further area of garden currently arranged with large storage sheds. Garage.

DESCRIPTION

A rare opportunity to acquire a substantial period property with shop space in the heart of this highly sought-after village, just six miles from Oxford. With planning permission recently granted to convert the former commercial premises to residential use (Ref: 26/00603/PN56), the property offers exceptional potential to create a spacious family home tailored to individual requirements.

Believed to have originated as three cottages dating back to the early 1800s and earlier, the property currently comprises a characterful 4/5 bedroom residence together with a former shop unit occupying a prominent position on Mill Street. The approved change of use unlocks considerable potential to incorporate the commercial space into the existing accommodation, significantly increasing the living area and creating one substantial family home while retaining an abundance of original character and period features.

The property offers extensive and highly adaptable accommodation, with scope for a variety of configurations and could readily accommodate multi-generational living. The former shop itself retains a wealth of charm, including exposed beams, original fireplaces and attractive street frontage, making it a natural extension to the existing living accommodation.

The current residential accommodation is approached via a private south-facing courtyard. The ground floor includes a kitchen/dining room, cloakroom, utility/boot room/2nd kitchen and a welcoming sitting room centred around a wood-burning stove. On the first floor are 4 bedrooms, a second reception room, and recently refurbished bathroom and shower room facilities.

A PERIOD HOME OCCUPYING A PRIME POSITION WITHIN EYNHAM, WITH APPROVED PLANNING PERMISSION TO INCORPORATE THE FORMER SHOP FRONTAGE INTO THE MAIN LIVING ACCOMMODATION, PRESENTING A RARE OPPORTUNITY TO CREATE A HIGHLY VERSATILE FAMILY RESIDENCE







Shop Unit

The ground floor shop unit forms part of the original building and has exposed beams and fireplaces at either end. It has good front and access to Mill Street. There is a small kitchen and WC at the rear along with a ground floor office.

Outside

Leading off the house is a secluded and pretty courtyard garden with two pergolas and the benefit of a well for garden use. Beyond the existing accommodation, the property benefits from substantial storage and valuable off-road parking to the rear. The space could also be reinstated as garden if the storage facilities are not required.

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, The Market Garden, selling fresh local produce with Deli and Cafe, 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 selling agents Carter Jonas - T: 01865 511444



Directions to Additional Information

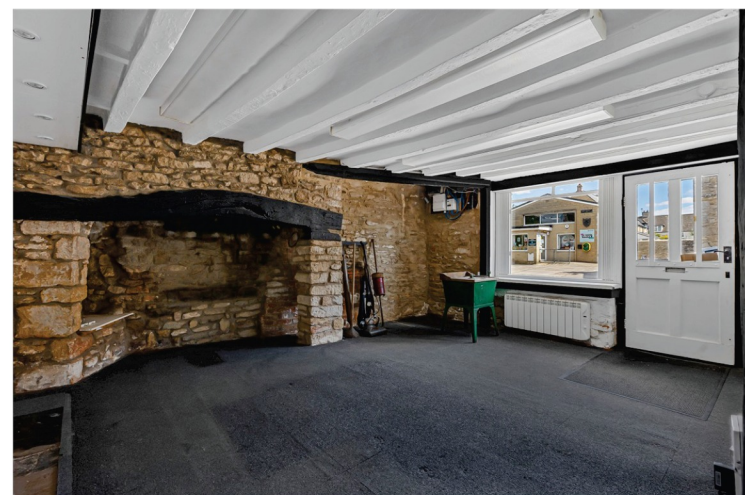
OX29 4JX Tenure: Freehold with vacant possession on completion

Services: Mains services connected.

Council Tax: Band E

District Council: West Oxfordshire District Council

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



**Approximate Gross Internal Area 2825 sq ft - 262 sq m
(Excluding Outbuildings)**

Ground Floor Area 1533 sq ft - 142 sq m

First Floor Area 1292 sq ft - 120 sq m

Outbuildings Area 406 sq ft - 38 sq m



Ground Floor



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

Oxford 01865 511444

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

carterjonas.co.uk

Offices throughout the UK



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION

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