



High Street
Eynsham

Carter Jonas

HILL HOUSE, 41 HIGH STREET, EYNHAM, OXFORDSHIRE OX29 4HE

Entrance hall, dual aspect sitting room, kitchen/dining room, lower ground floor study/bedroom 3, 2 double bedrooms, bathroom
Pretty enclosed garden

DESCRIPTION

Ideally positioned just a short stroll from the wide range of village amenities, Hill House is an exceptionally attractive double fronted Georgian home, believed to date from around 1800. Constructed in polychrome brickwork, the property offers a symmetrical façade and a charming front garden that sets the tone for the character found within. The interiors are beautifully presented throughout. The well appointed kitchen/dining room provides a welcoming heart to the home, while the elegant dual aspect sitting room features an open fireplace and abundant natural light. On the lower ground floor, a bright and versatile study/third bedroom offers additional flexible accommodation. The first floor hosts two generous double bedrooms, each with a fireplace, and a stylish family bathroom.

Rich in period detail, the property showcases the hallmarks of the Georgian era, including a flagstone floor, sash windows with shutters, elegant high ceilings, and a original fireplaces.

OUTSIDE

Approached from the High Street via a solid gate, steps rise to a picturesque courtyard-style garden that perfectly complements the house. Enclosed by a combination of walling and immaculate hedging, the garden features mature borders and gravel pathways that create a peaceful and private setting. A paved terrace directly off the house provides an ideal spot for al fresco dining and enjoying this delightful outdoor space.

A BEAUTIFULLY PRESERVED GEORGIAN HOME WITH MANY ORIGINAL FEATURES COMPLEMENTED BY A LOW MAINTENANCE PRETTY GARDEN SITUATED IN THE HEART OF THE VILLAGE



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

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

Directions: Leave Oxford at the Wolvercote roundabout on the A40 proceeding in a Westerly direction for approximately 3.8 miles (6.1km). At the Eynsham roundabout turn left and continue for approximately 2.5 miles (4.4km). Turn right into Newland St and then left into Queen St. Hill House will be found at the end at the junction with the High street.

Tenure: Freehold with vacant possession on completion
Services: Mains services connected.
Council Tax: Band D
District Council: West Oxfordshire District Council
Broadband speeds and mobile phone coverage can be checked here: checker.ofcom.org.uk.

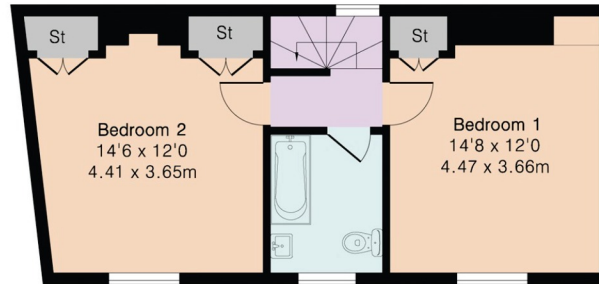


Approximate Gross Internal Area 1089 sq ft - 102 sq m

Lower Ground Floor Area 200 sq ft – 19 sq m

Ground Floor Area 419 sq ft – 39 sq m

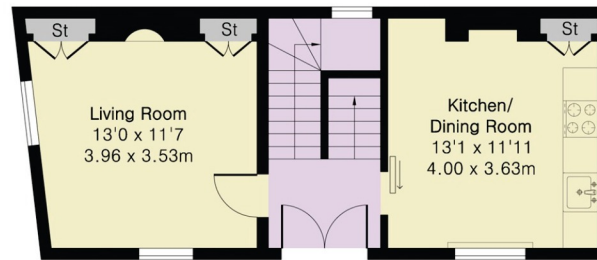
First Floor Area 470 sq ft – 44 sq m



First Floor



Lower Ground Floor



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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	73 C
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT INFORMATION

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