



## 2 Railway Court, Station Road, Eynsham OX29 4NY

An extremely light and spacious first floor apartment converted from this attractive Victorian building, offering characterful living space throughout and situated in the centre of this sought after village on the corner of Station Road and Acre End Street. The private entrance to the property is an enclosed glazed porch leading to the front door and hallway, and then via a staircase to the first floor with an attractive wooden balustrade and handrail. From the first floor landing there are doors to all rooms including a living room, large kitchen/dining room, 2 double bedrooms and a bathroom. Period features include high ceilings throughout the first floor, and fireplaces in the living room and bedrooms. From the landing there is access via a staircase to an attic room which offers flexible options for use providing a good size space for storage or further accommodation, and in addition there is access to further and useful storage space. The property is accessed from the road via an arched coach house entrance and includes a shared garden and parking. Available for sale with no onward chain.

THOMAS  
MERRIFIELD

SALES LETTINGS

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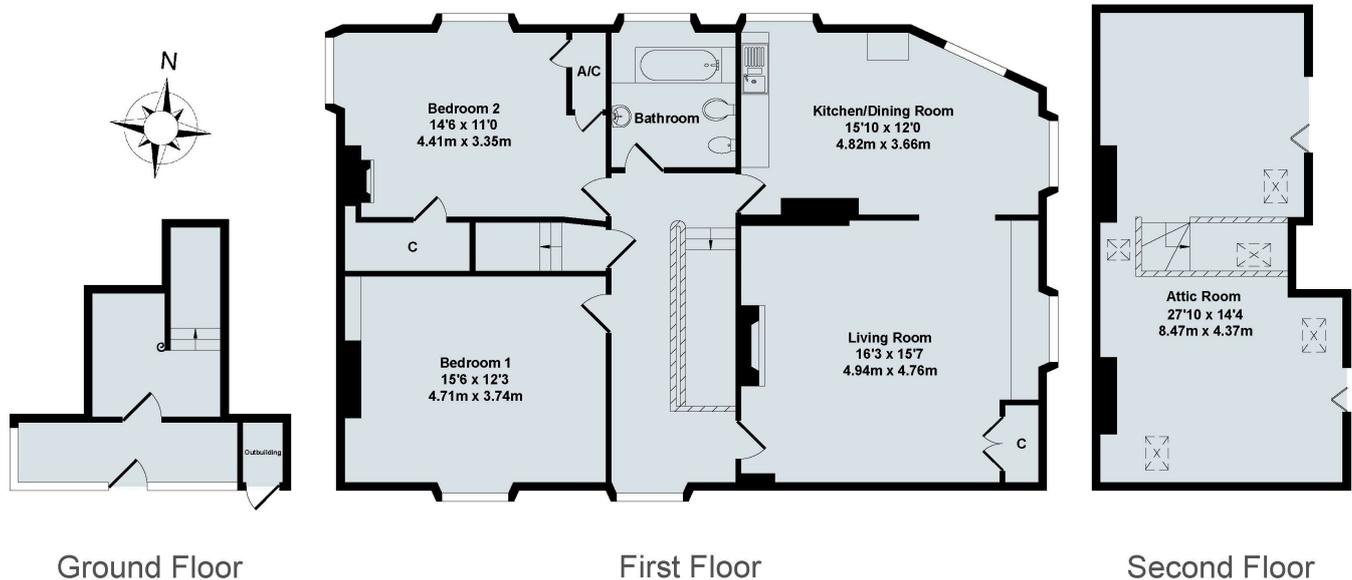


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- Entrance Hall
- Living Room
- Large Kitchen/Dining Room
- 2 Double Bedrooms & Bathroom
- Attic Room
- Period Features
- Gas Central Heating
- Shared Garden
- Parking
- No Onward Chain

### Directions

Leave Witney via A40 in an easterly direction. Turn right, signposted Eynsham and continue along this road. At the roundabout turn left onto Acre End Street. Continue along, turning right into Station Road. Railway Court is found on the right hand side. 31H23



## 2 Railway Court, Station Road, Eynsham, Witney, OX29 4NY

Total Approx. Floor Area 1592 Sq.Ft. (147.90 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

### Local Authority:

WODC Band C / EPC Rating: 55/D

### Contact:

52 Market Square, Witney,  
Oxfordshire, OX28 6AF

### Tenure:

Leasehold: term 999 from 2001 / No Ground Rent / 2023  
Service Charge: £120 p.a. / 2023 Building Ins £675.03

Tel: 01993 772000

Email: [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

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