



# Extremely versatile duplex apartment of superb quality

**4 Keith House, Newland Street, Eynsham, Witney, OX29**

£399,950 Leasehold (150 years remaining)

savills

Video tour available • Vibrant village community with amenities  
 • Co-op, doctor's surgery, pubs and restaurants • Regular bus connections to Oxford • Bespoke kitchen with integrated NEFF appliances • Principal bedroom with en-suite & dressing area • Vaulted ceilings on upper floor • Underfloor heating throughout

#### About this property

Constructed to a superb standard by highly regarded local developers, Oxford Homes, 4 Keith House offers the perfect combination of luxury and convenience with an impressive floorplan of 1290 square foot.

A light-filled, contemporary duplex apartment offering wonderful entertaining space and south facing views across an acre and a half of recently planted apple orchard.

Upon entering, you'll find two double bedrooms to the left of the hallway, which could act as an additional study area, dining room or separate living room/snug. A beautifully appointed and spacious main bathroom suite also sits to the left and instantly provides a sense of luxury to the apartment. Follow on through to the end of the hallway and on the right hand side you'll open up onto a superb open plan and bespoke kitchen/living area with integrated NEFF appliances and a large breakfast bar.

The top floor provides a separate study along with the large main bedroom with gracious high ceilings, benefitting from a stylish en-suite shower room with built in wardrobes and a large, quirky dressing area.

Underfloor heating is provided throughout the property with

individual zone-controlled thermostat programming.

Parking to the property is allocated just outside, with one space and additional visitor parking.

4 Keith House is ready to occupy.

#### Local Information

Situated in the heart of the village, 4 Keith House is located within a Conservation Area and offers a wonderfully peaceful setting. An established belt of trees lining the entrance to the scheme provides both privacy and protection to this close of just 13 exclusive homes.

Eynsham is a vibrant village just 5 miles to the West of Oxford which benefits from a wide range of pubs, cafes, shops, sports facilities, a health centre, library and schooling.

#### Tenure

Leasehold (150 years remaining)

#### Local Authority

West Oxfordshire District Council

#### Energy Performance

EPC Rating = B

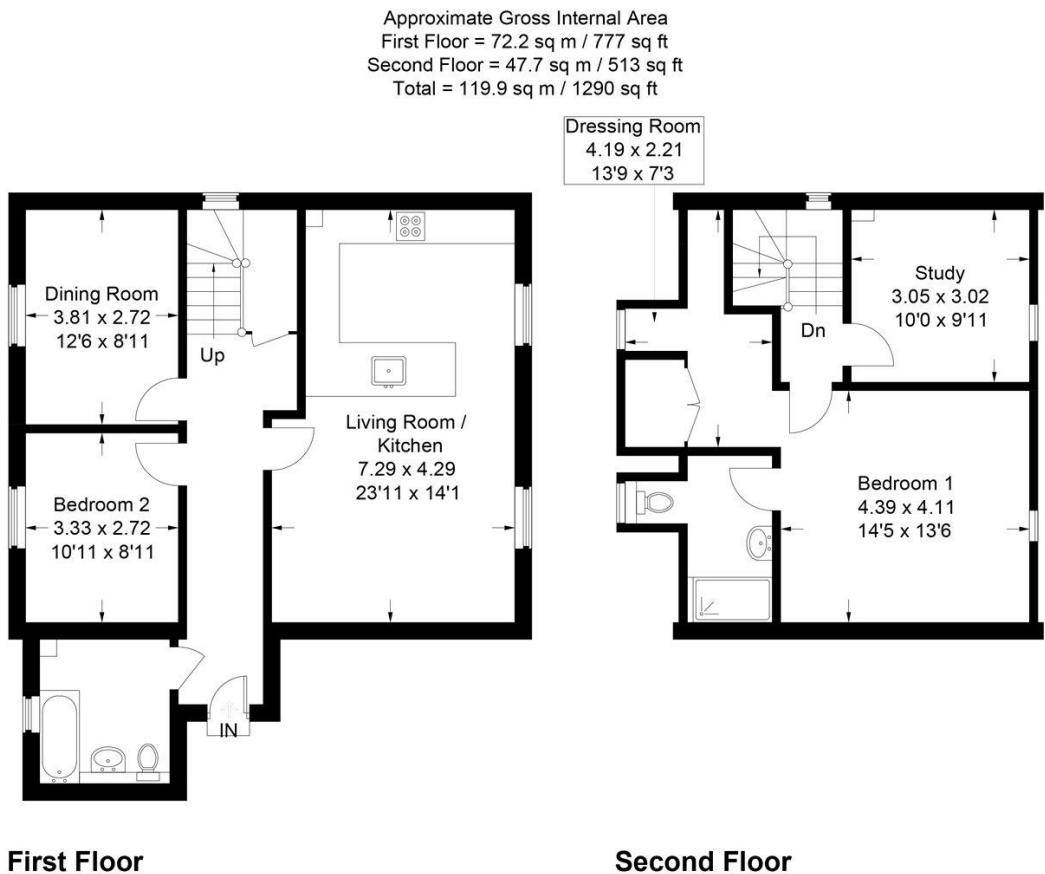
#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Summertown RDS Office. Telephone: +44 (0) 1865 269 010.






4 Keith House, Newland Street, Eynsham, Witney, OX29  
Gross Internal Area 1290 sq ft, 119.8 m²



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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