



The Street, Ewelme OX10 6HQ



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Nestled in the heart of this charming village and much improved over the years, a stylish detached family home with a gated driveway and enclosed front garden as well as a beautifully established rear garden that enjoys excellent privacy and abuts the brook at the rear.

The versatile accommodation has 4 bedrooms and 2 bathrooms including a ground floor bedroom, there is an open plan living dining room with full height glazing front and rear and a 17' partially glazed kitchen/breakfast room with adjacent family room.

The village features a shop and local pub whilst the B4009 is just a mile away giving access to Watlington, the M40 and the Oxford Tube with its regular London service.



Tenure - Freehold

Accommodation

The property has oil-fired central heating to radiators and is mostly double glazed.

Entrance Porch: Downlighters and cloaks cupboard.
Inner Hall: Stairs to landing, wood block floor, radiator.
Cloakroom: White two-piece suite, radiator, tiled floor, downlighters.

Living Room: A double aspect room with French doors and side window both to the front and rear gardens, wood block floor and radiators. Fireplace with stone hearth and a cupboard with display shelving in the alcove to the side of the chimney breast.

Study: Window to the front, radiator.





Kitchen/Breakfast Room: The room is part glazed with full width glass to the garden creating a very light room. There are a range of storage units and a large island breakfast bar with quartz worktops and sink unit, Range style cooker, dishwasher and spaces for washing machine and fridge freezer, downlighters, tiled floor, log stove and door to garden.

Sitting Room: The room features a large lantern light, French doors to the garden, slate floor, radiator and cupboards.

Bedroom 4: Bay window to front, wardrobes, radiator.

Stairs to Galleried Landing: Window to the front, airing cupboard, radiator, loft hatch.

Bedroom 1 and En Suite: Windows to the front and rear, radiators, range of wardrobes. There is an ensuite which comprises a shower cubicle with body/massage jets, low level wc and hand wash basin.

Bedroom 2: Window to the front, radiator, wardrobes.
Bedroom 3: Window to the rear, wardrobes, radiator.

Bathroom: White three-piece suite that includes a whirlpool bath, tiled walls and floor, radiator, downlighters.

Outside

Front Garden: Timber fence, area of lawn with established flowers and shrubs, there is a block drive and terrace across the front of the house with an area of slate chips.

Rear Garden: A lovely feature it has a paved terrace, feature wooden fence and arch with gate, path to the rear. The main garden features an area of lawn with an abundance of established plants and shrubs. To the rear there is a timber shed and a circular garden seating area next to the brook which enjoys a high level of privacy. There is a side gate to the front.



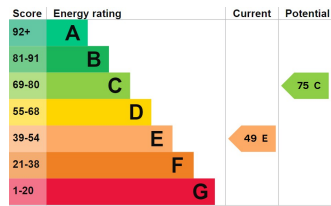
Directions:

Turn right from our offices in St Martins Street and first right into the High Street. Continue over Wallingford Bridge and continue to the roundabout on the A4074. Take the 2nd exit into Clacks Lane and continue to the end, turn right and immediately left, the next left leads to Ewelme village. Follow this to the T-junction, turn left and the property is shortly on the right.

Approximate Gross Internal Area 1875 sq ft - 174 sq m

Ground Floor Area 1174 sq ft – 109 sq m

First Floor Area 701 sq ft – 65 sq m



Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

