



The Street
Ewelme OX10 6HQ


JP Knight
PROPERTY AGENTS

The Street, Ewelme OX10 6HQ

Freehold

Description

A striking and well proportioned executive family home in a secluded location in this sought after Oxfordshire village. With four bedrooms and three reception rooms it offers generous living space and it is set in a wonderful elevated position offering stunning views from the front.

Accommodation

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

Entrance porch with front door flanked by windows.

Reception Hall: 27' x 7'8 max. Wood floor, two radiators, cloaks cupboard, stairs to landing with storage below.

Cloakroom: Fitted with a white 2 piece suite, wood floor, window and down lighters.

Living/Dining Room: 25' x 13'5 A lovely double aspect room with a picture window to front and twin French doors to the garden, wood-burning stove set on a glass hearth, three radiators and down lighters.

Family Room: 13'8 x 10'10 Window to front, wood floor, radiator and down lighters.

Study: 10'9 x 8' windows to front and side, wood floor and radiator.

Kitchen/Breakfast Room: 20' x 12'4 A bright room with two windows to rear and twin French doors to terrace. There are a range of storage units, wood worktops with pelmet lighting and recess for a range with stainless steel back plate. Built in appliances that include a dishwasher, fridge and freezer: tiled floor and two radiators.

Utility: 5'7 x 5'3 Appliance space and stainless steel sink.





Stairs to Landing: Radiator, down lighters and light tube. Airing cupboard housing megaflow tank and an oil fired boiler.

Bedroom 1: 14'7 x 13' Window to rear, radiator and a vaulted ceiling with velux.

En-suite Bathroom: Fitted with a white suite, part tiled walls and tiled floor: window, down lighters and radiator.

Bedroom 2: 16'1 into bay x 11'10 Bay with window to rear, radiator

Bedroom 3: 12'8 into bay x 10'2 Bay with superb views across the valley and radiator.

Bedroom 4: 12'9 into bay x 11'5 Super front aspect and radiator.

Bathroom: Four piece white suite that includes a bath and walk-in tiled shower, tiled floor, window and down lighters.

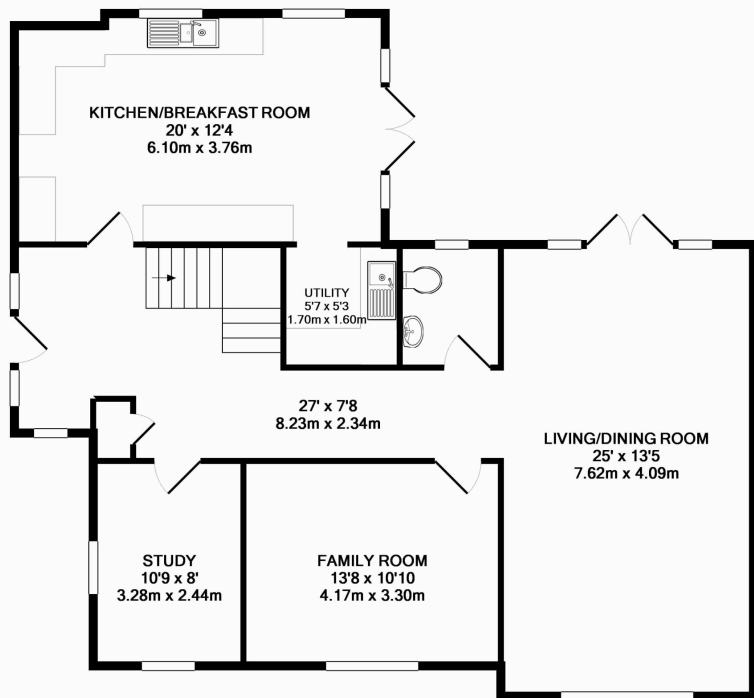
Outside

Driveway with ample parking: Detached Garage: up/over door.

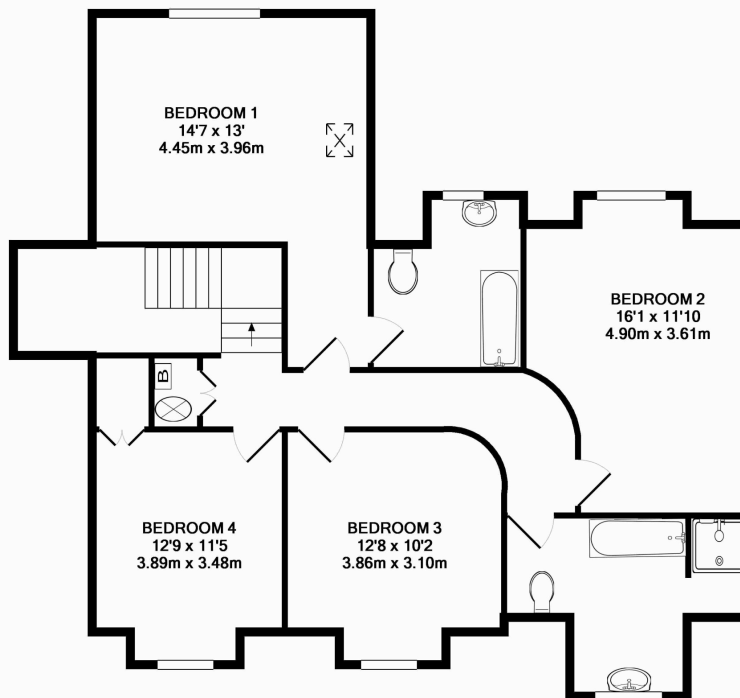
Front Garden: A lovely feature, it comprises a full width paved terrace with a dwarf retaining wall, steps lead via an arched trellis down to a central lawn bordered by a combination of mature hedges and picket fencing. Range of specimen shrubs and raised plant beds.

Rear garden: Extending to 71' in width there is a paved terrace to the rear of the house that leads to a tiered lawn, private with gated side access. Raised rear flower bed and enclosed by timber fencing, concealed oil tank.





GROUND FLOOR
APPROX. FLOOR



1ST FLOOR
APPROX. FLOOR
AREA 1034 SQ.FT.
(96.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2163 SQ.FT. (201.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



Directions

Proceed north from our offices, via the one way system, the central traffic lights, turn right into the High Street, over the bridge into Crowmarsh Gifford. Continue to the roundabout on the A4074, take the 2nd exit into Clacks Lane. At the T-junction, after 1.6 miles, turn right, then immediately left, and then 1st left again, into Days Lane. This will lead into the Street, the drive to the house is along on the right.

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