



The Terrace, The Street, Ewelme OX10 6HH



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A stunning Victorian cottage set in the heart of this sought after village with a beautiful, secluded garden to the rear, featuring an office/studio and delightful views out across the watercress beds to the front. It comprises 2 bedrooms and an attractive bathroom over floors 2 & 3: the ground floor has a sitting room with brick fireplace and log stove, kitchen/breakfast room with shaker units and slate floor and a utility-cloakroom. There is a village store, pub, church and superb country walks, a doctor's surgery in neighbouring Benson and within close proximity to Wallingford, Watlington, Henley and Oxford.

Tenure - Freehold

Accommodation

Enclosed Entrance Porch with a Gothic arched front door and terracotta tiled floor.

Sitting Room: 12'5 x 10'7 Lovely outlook through the oak framed decorative window, central brick fireplace with wood mantel, terracotta hearth and a fitted log stove. Wall light points and electric radiator.

Kitchen/Breakfast Room: 12'6 x 9' Attractive range of in-frame cupboards with wood worktops and a freestanding electric cooker in a brick chimneybreast. Fridge/freezer, space for a dishwasher, slate floor and down lighters.

Rear lobby with a glazed door to the garden, electric radiator.





Utility/Cloakroom: 9'2 x 5'7 Double glazed window, white 2-piece suite, range of cupboards, wood style floor, recess with washing machine and worktop above, wood style floor, chrome towel rail.

Stairs to Landing: Door to 2nd floor staircase.

Bedroom 1: 11'6 x 10'7 Views across the watercress beds via an oak framed window, 2 wardrobes flanking the chimneybreast, cast iron fireplace, wood floor and electric radiator.

Bathroom: 9'9 x 6'6 Fitted with a white 3-piece suite including a freestanding roll-top bath, wood floor and part panelled dado, electric chrome towel rail. Airing cupboard with hot water tank.

Staircase to 2nd floor.

Bedroom 2: 11'6 x 11'3 Lovely views out to the front, electric radiator, painted balustrade, large eaves cupboard. Outside

To the Front: Gated stepped path to the front door, brick laid with established hedge and shrubs, Wisteria and roses around the door.

Store: 6'8 x 2'8 Light, set at rear of the house.

Rear Garden: Offering an excellent degree of privacy the tiered gardens are set on three levels with brick walling and steps between. They feature areas of lawn with an abundance of wildflowers and mature shrubs. They are enclosed by timber fencing and brick/block walling. There is a shared access behind the neighbour's house to the front.

Studio/Office: 13'3 x 9'10 Two double glazed windows, electric heating, stable door. Timber shed.



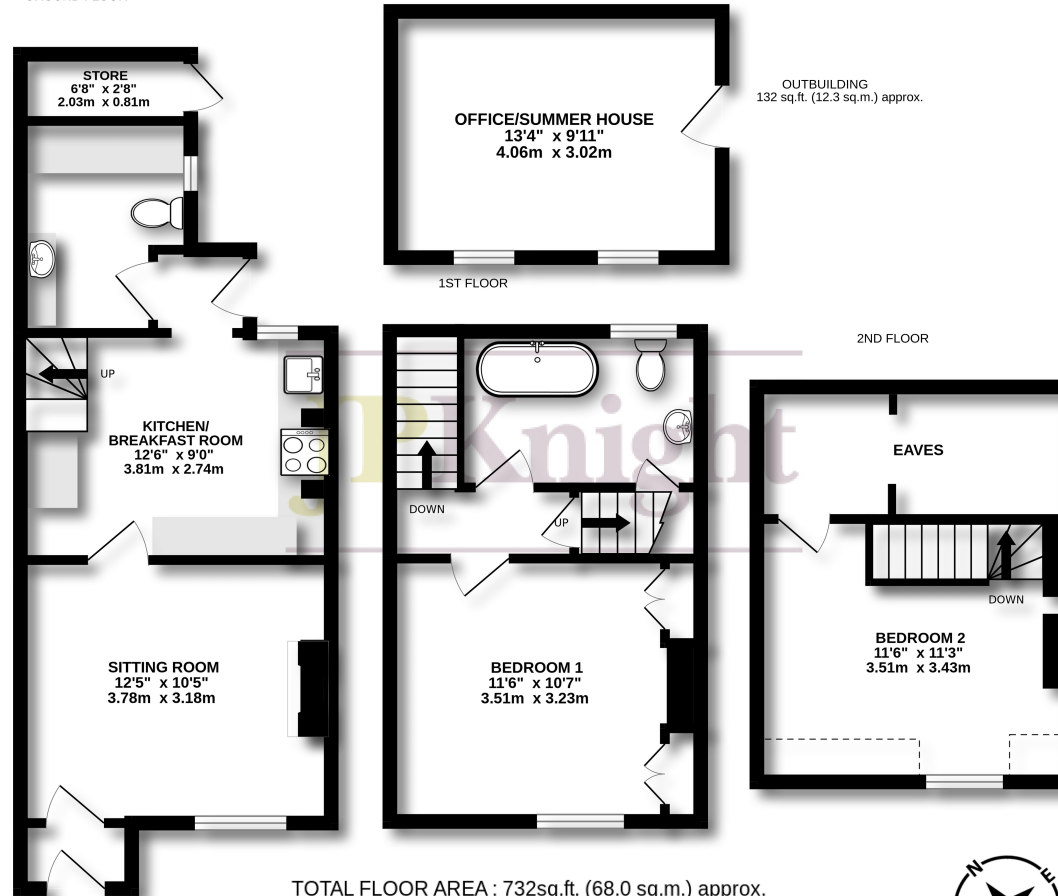
Directions: Turn right at the town centre traffic lights into the High Street and continue over the bridge into Crowmarsh Gifford, across the mini roundabout and continue to the large roundabout on the A4074, take the 2nd exit into Clacks Lane and continue for 1.6 miles. At the T-junction turn left onto Beggarsbush Hill, at the bottom of the hill follow the road around the right hand bend into Clays Lane, continue past the air base, the road then becomes Green Lane, turn right at the T-junction, follow the road round into The Street, past the Shepherd's Hut pub, the property is shortly on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		

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.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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