



Lower Farm
Ewelme OX10 6HP





Lower Farm, Ewelme OX10 6HP Freehold

Description

A stunning barn conversion, set in quarter of an acre, featuring a 30' drawing room with vaulted ceiling and delightful secluded gardens: it is set in an idyllic location within this highly regarded Oxfordshire village. The accommodation includes a luxury, split level master bedroom suite, guest suite and 3 further bedrooms with family bathroom. The drawing room feature a modern inglenook fireplace with a Scan wood stove and is flanked by open mezzanine galleries. There is an open plan dining area and 20' kitchen/breakfast room with separate utility room.



The property is double glazed, has under floor LPG central heating and features a central vacuum system.

Entrance Porch: Twin doors to:

Reception: Tiled floor, fitted bench seat, exposed brickwork, storage cupboards and timber ceiling.

Drawing Room: Forming the heart of this fine home with a vaulted ceiling, modern inglenook fireplace with a Scan wood stove, full width glazing to the front, door to the garden, tiled floor.

Dining Area: Tiled floor, steps to:

North Galleried Mezzanine: Balcony overlooking drawing room, vaulted ceiling.

Loft Room: Vaulted ceiling and wall-mounted gas boiler.

Study: Tiled floor, front aspect, down lighters, ladder to:

South Galleried Mezzanine: Vaulted ceiling, window and balcony overlooking drawing room.

Kitchen/Breakfast Room: Window and door open to the rear garden, range of storage units with wood work tops, tiled floor and part tiled walls. Fitted electric ceramic hob with extractor hood above, electric oven, and fitted microwave. Feature exposed brickwork, space for fridge freezer and timber ceiling with down lighters.

Utility Room: Door to the rear garden, storage units with wood work tops, space for washing machine, dishwasher and water softener, tiled floor.

Inner Hallway: Tiled floor.

Master Bedroom Suite:

Sitting Room/Study: Dual aspect with windows front and rear, tiled floor, vaulted ceiling, door to rear loggia. Staircase rising to:

Bedroom: Three velux windows to the rear, vaulted beamed ceiling, concealed walk in wardrobe, down lighters and exposed brick and flint.

En Suite Bathroom: Fitted with a white 5 piece suite including two basins and the shower over the bath, timber ceiling with down lighters, tiled walls and floor, window to rear.

Bedroom 2: Front aspect, tiled floor, wardrobe recess. Steps to mezzanine gallery with a balcony and eaves cupboard.

Bedroom 3: Front aspect, wardrobe recess, tiled floor, steps to mezzanine gallery Balcony, eaves cupboard, cupboard housing water tank.

Bedroom 4: Tiled floor, front aspect, steps to mezzanine gallery with balcony and eaves cupboard.

Family Bathroom: Fitted with a white 5 piece suite, tiled walls and floor, window to rear, timber ceiling and down lighters.

Guest Suite/ Bedroom 5: Wardrobe, tiled floor, rear aspect and timber ceiling.

En Suite Wet Room: Tiled floor and walls, shower enclosure, sink and low level wc, tiled walls, timber ceiling and down lighters.

Outside

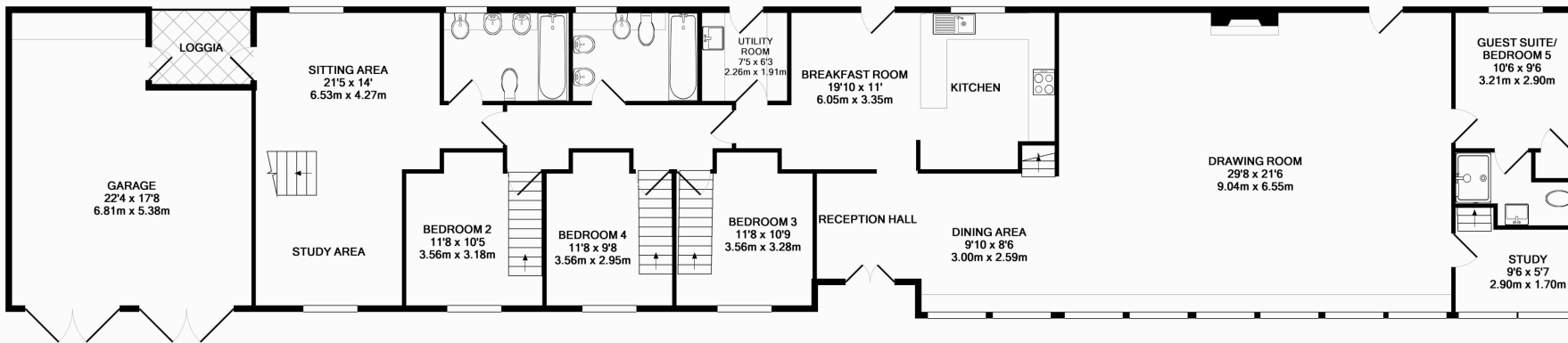
Approached via a private unmade road the property has a wide block paved drive with an adjacent area of lawn and path to the front door.

Double Garage: There are 2 sets of twin doors to the front and a door to the loggia and gardens at the rear. Central vacuum unit.

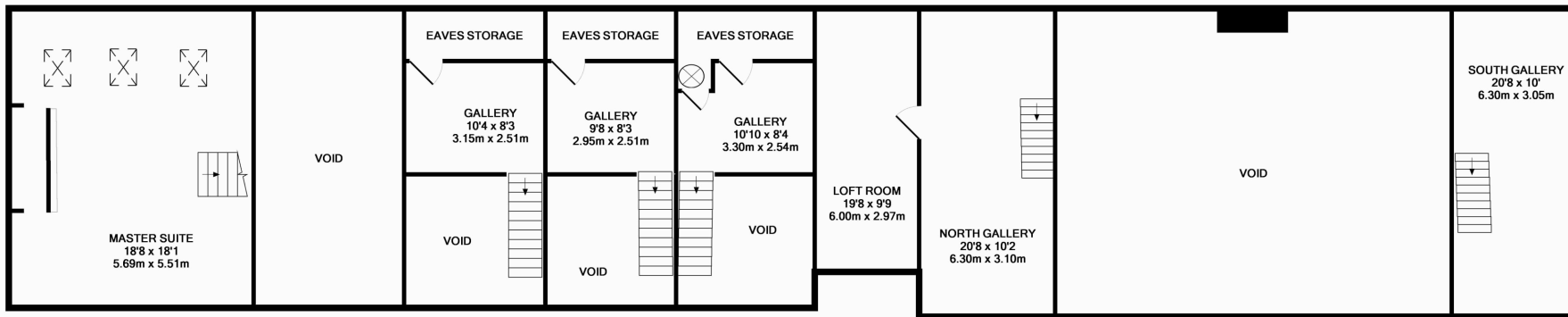
Greenhouse: 9'8 x 9'2 Built of brick and glass and with electricity and water.

Rear Garden:

The gardens are beautifully landscaped and feature an excellent degree of privacy. There is a large area of lawn with banks of mature shrubs and flowers. To one end is an upper orchard with a range of fruit trees. The centre of the garden has an attractive terrace with raised pond bordered by attractive planting. There is gated side access both sides and a concealed LPG storage tank.



GROUND FLOOR
APPROX. FLOOR
AREA 2695 SQ.FT.
(241.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 2634 SQ.FT.
(244.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 5229 SQ.FT. (485.8 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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Directions Leave our offices and head north on St marys Street, follow the road to the traffic lights in the town centre and turn right into the High St. continue over the bridge into Crowmarsh Gifford. At the roundabout take the second exit into Clacks Lane. At the junction turn left into Beggarsbush Hill, first left into Days Lane, then left into the High Street and 3rd right into Parsons Lane. First left into Chaucer Court then turn left into the gravel road, the property is around the corner.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	45
(21-38) F	45
(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.

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