

PROPERTY AGENTS

JPKnight



Green Lane, Ewelme OX10 6DA



Green Lane, Ewelme

A superbly presented and extended family home in a delightful semi rural location on the edge of this pretty village. It comprises 3 double bedrooms, 2 bathrooms and a superb open plan living space that has a vaulted ceiling, two sets of French doors to the garden and is divided into living-dining and kitchen areas. The house occupies a raised position with fabulous views to both front and rear: there is an extensive drive, garage and a secluded west, north-west facing 57' rear garden. The property has radiator heating via a recently installed oil fired boiler and double glazing.



Tenure - Freehold

Accommodation

Entrance Hall: Windows to front and side, wood style floor, sliding door to:

Inner Hall: 10'8 x 6'9

Stairs to landing with a cupboard under: radiator.

Inner Lobby: Down lighters.

Shower Room: White 3-piece suite, including a shower cubicle, part tiled walls, radiator, double glazed porthole window, down lighters.

Open Plan Living Area/Kitchen Comprising:

Sitting Room: 15'9 x 10'9

Two radiators, down lighters, open way to:

Dining/Family Room: 19'8 x 12'11

Wood style floor, vaulted ceiling, two large Velux windows, two radiators, two sets of French doors to the garden, down lighters, open way to:





Kitchen: 16'10 x 8'7

Attractive range of storage units with worktops, integrated appliances include induction hob, stainless steel back plate, extractor hood, double electric oven, microwave and a dishwasher. Recess for fridge/freezer, radiator, window to side, down lighters, wood style floor.

Utility Room: 8'6 x 4'9

Door to side, cupboard with worktop, stainless steel sink, space for washing machine and tumble drier, radiator, wood style floor, down lighters.

Stairs to Landing:

Side window, radiator, loft access and airing cupboard.

Bedroom 1: 16'8 x 10'9

Two windows to front with superb views across open countryside, radiator and over stair wardrobe.

Bedroom 2: 11' x 9'9 Window to rear, radiator.

Bedroom 3: 9'11 x 7'11 Window to rear, radiator, wardrobe.

Bathroom:

Fitted with a white three-piece suite including a panelled bath with shower unit and screen, part tiled walls, radiator, down lighters and window.

Outside

To the Front:

Tarmac drive with parking/turning space, area of lawn with a bank of shrubs along the front border.

Garage: 17'2 x 10-11'7 (variable)

Up/over door, light and power: oil-fired boiler.

Rear Garden:

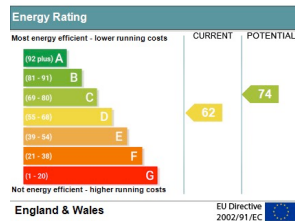
A lovely feature extending to 57' in length, a paved terrace leads to an area of lawn with established flower and shrub borders, enclosed by timber fence and side gate to front.



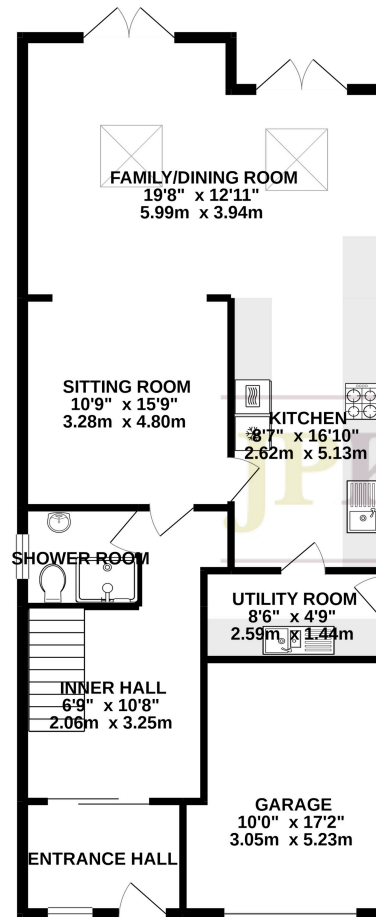
GROUND FLOOR

Directions

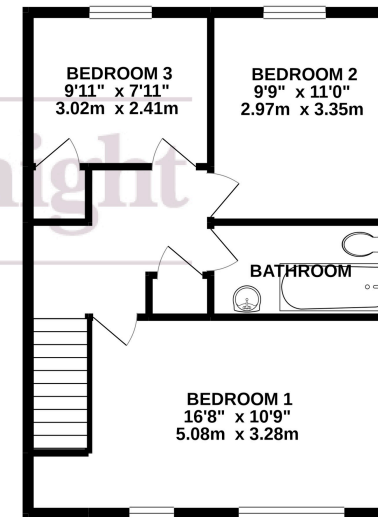
Turn right from our offices, right at the town centre traffic lights into the High Street. Proceed over the bridge into Crowmarsh Gifford, across the mini roundabout and continue to the large roundabout on the A4074, take the 2nd exit into Clacks Lane and continue for 1.6 miles. At the T-junction turn 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, the property is on the left.



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.



1ST FLOOR



TOTAL FLOOR AREA : 1356sq. ft. (126.0 sq. m.) approx.

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 as to their operability or efficiency can be given.
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