

PROPERTY AGENTS

JPKnight



Lower End, Benson Road, Ewelme OX10 6HB



Lower End, Ewelme

A delightful period cottage believed to date from the mid 19th Century and situated in a secluded semi-rural location twixt Benson and Ewelme. Beautifully presented it has 2 double bedrooms and 1st floor bathroom, beamed sitting room with inglenook style fireplace and wood burning stove and a kitchen/breakfast room. The front garden includes ample parking, the rear garden is attractively laid out, abuts the airfield and features a stylish studio/cabin.

The property is partly double glazed with electric oil-filled radiators.

Tenure - Freehold

Accommodation

Entrance Porch: Slate step and stable door to;

Sitting Room: 18'11 x 13'5

A charming beamed ceiling featuring an inglenook fireplace and wood burning stove: beamed ceiling and wood floor. Leaded light window to the front and 2 electric radiators. Staircase with cupboard under.

Kitchen/Breakfast Room: 13'1 x 9'6

Range of storage units with worktops, stainless steel sink, induction hob, extractor hood, electric oven and dishwasher, appliance spaces and tiled floor. Window and stable door (double glazed) to the garden.





Stairs to First Floor Landing: Dado rail, loft access, three steps to:

Bedroom 1: 13'3 x 9'5

Two double glazed windows to the rear, electric radiator, dado rail.

Bedroom 2: 11'1 x 9'11

Leaded light window to the front, there is a range of wardrobes an over-stair cupboard and electric radiator.

Bathroom:

Fitted with a white 3-piece suite including shower and screen above the bath, tiling, wood style floor, electric radiator, cupboard and down lighters.

Outside:

To the Front:

Extending to approximately 66' it features an area of lawn with a mature side hedge and a tarmac driveway with access over a paved path to the front door.

Rear Garden:

A superb feature it extends to 87' and faces south abutting the airfield at the rear. There is a paved terrace leading to an area of lawn with established shrubs and plants and a shingle path to the end where there is a further seating area with pergola. Log store and timber shed, concrete hardstanding and storage area.

Cabin/Studio: 12'7 x 11'7 With power and double glazed door and window to a rear deck with views across the airfield.



Directions

Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the mini-roundabout and turn left into Benson Lane, at the end turn left onto the A4074. After 1.7 miles turn right into Church Road (Benson). Turn right at the War Memorial, follow the road round the bend into High Street, past the shops and into Brook Street. Stay on this for about a mile, out of the village, and after a right hand bend the property is on the right.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
		68
	31	
England & Wales		
EU Directive 2002/91/EC		
WWW.EPCAU.COM		

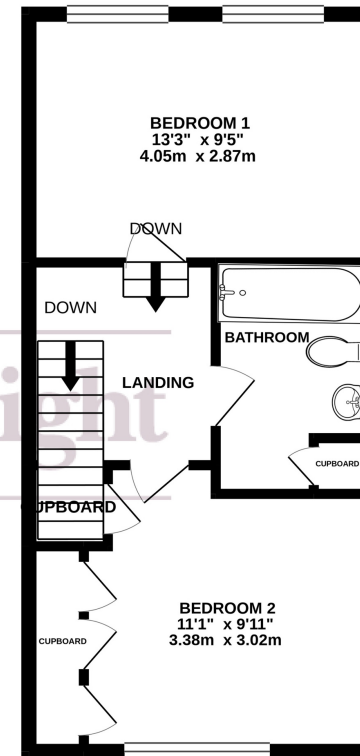
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 754sq.ft. (70.0 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 reparability or efficiency can be given.

