

PROPERTY AGENTS

JPKnight



Hampden Way, Ewelme, OX10 6HZ



Hampden Way, Ewelme

A welcoming family home situated in the heart of this sought after village benefiting from a gated driveway, workshop/studio and a secluded south facing 65' garden. It has 3 bedrooms, bathroom, a fabulous dual aspect Kitchen/Breakfast/Family room with French doors to the garden, a separate sitting room, study, cloakroom and large walk-in pantry.

This quaint Oxfordshire village has a local village store and within easy access to the shops and amenities of Benson just a five minute drive away.

Tenure - Freehold

Accommodation

The property has double glazing and oil-fired central heating to radiators.

Entrance Hall: Wood style flooring, tongue and groove panelling, large walk-in pantry with space for fridge/freezer, cloaks cupboard, radiator, stairs to landing.

Study/Utility: 9'3 x 4'5 Window to side, wood style flooring, low level storage cupboard,

Cloakroom: Window to front, white 2-piece suite, tiled splashback, tongue and groove panelling, wood style flooring.

Sitting Room: 17'4 x 9'10 Window to side, brick chimney breast with timber mantel, wood burning stove and tiled hearth, two column radiators.





Kitchen/Breakfast/Family Room: 20'10 x 15'9 (L shaped) A bright spacious and welcoming double aspect room with a range of cream shaker style units, wood worktops, Belling range cooker and extractor hood above. Belfast sink, space for washing machine and dishwasher. French doors and window to the rear, two Velux windows, wood style flooring, two column radiators.

Stairs to landing: Window to side, loft access.

Bedroom 1: 12'7 x 10' Window to rear, radiator.

Bedroom 2: 11'6 x 8'7 Window to rear, radiator.

Bedroom 3: 8'11 x 7'1 Window to side, radiator

Bathroom: Fitted with a white 3-piece suite that includes a shower above the bath, tiling, wood style flooring, chrome radiator and radiator.

Outside

To the Front: here is a gated gravel driveway with parking for several cars, workshop/studio with light and power, shed, log store, oil boiler, gate to rear garden.

Garden: The garden features a full width terrace with retaining wall and steps to lawn with a feature pond, shrub borders, hedging, trellis and timber fencing. Facing south it extends to c.65' in length. The property is tucked away at the end of this cul-de-sac in a quiet village location.



Directions

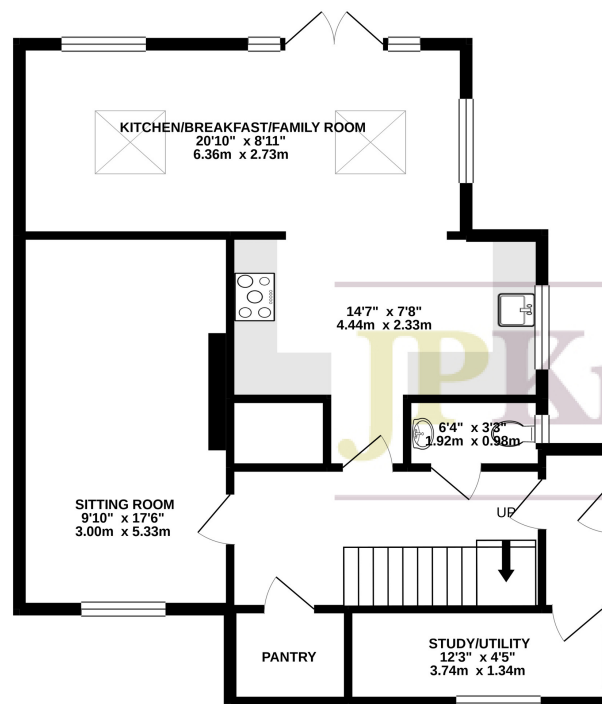
Turn right from our office in St Martins Street and first right into the High Street. Continue over Wallingford Bridge and continue o the roundabout on the A4074. Take the 2nd exit towards RAF Benson and continue to the end of the road. Turn right and immediately left signposted Ewelme village.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

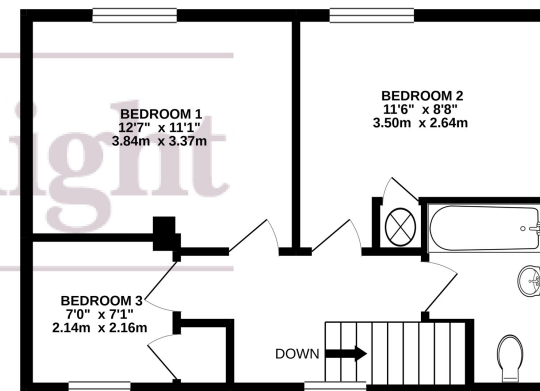
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1076sq.ft. (100.0 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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