

PROPERTY AGENTS

JPKnight



Hampden Way, Ewelme OX10 6HZ



Hampden Way, Ewelme

A beautifully presented bright and spacious contemporary family home located in the heart of this sought after village.

Set on a secluded plot, the property benefits from a large gated driveway with parking for several cars, landscaped rear garden, four bedrooms, two bathrooms, a fabulous dual aspect kitchen/dining room with bi-fold doors to the garden, a sitting room also with bi-fold doors to the rear, a family room/study, large utility/boot room and cloakroom.

This picturesque Oxfordshire village has a local village store and public house: it is within easy access to the shops and amenities of Benson village just a five minute drive away.



Tenure - Freehold

Accommodation

The property is double glazed throughout and oil-fired central heating to radiators.

Entrance Hall: Light, spacious and welcoming, two windows to front, two radiators with covers, downlighters, wood floor, stairs to landing.

Cloakroom: Window to front, white two-piece suite, tiling.

Kitchen/Dining Room: 18'9 x 12'9 Two windows to rear, two Velux windows and bi-fold doors to the garden, a contemporary range of storage units and quartz worktops, double oven, induction hob and extractor hood above, integrated fridge/freezer and dishwasher, wood floor, downlighters.

Utility/Boot Room: 13'10 x 5'9 Door to garden, a contemporary range of storage units with quartz worktops and undermount sink, space for washing machine and tumble dryer, large storage cupboard with boiler and hot water tank, wood floor, downlighters, radiator.





Family Room/Study: 14'9 x 7'10 Window to front and side, wood floor, downlighters, storage cupboard.

Sitting Room: 17'1 x 12'6 (max) Window to front and bi-fold doors to rear, fireplace with log burner and slate tiled hearth, recessed built-in TV units and shelving, downlighters, radiator with cover.

Stairs to landing: Window to rear, downlighters, loft access, two storage cupboards/wardrobes, radiator.

Bedroom 1: 12'2 x 10'1 Window to rear, downlighters, loft access, radiator.

En Suite Shower Room: Window to side, white 3-piece suite including basin/vanity storage unit, tiling, chrome radiator.

Bedroom 2: 13'1 x 9'8 Window to front, downlighters, radiator.

Bedroom 3: 11'8 x 8'1 Window to front, downlighters, radiator, fitted wardrobe.

Bedroom 4: 9'11 x 7'2 Window to rear, downlighters, radiator, wardrobe.

Bathroom: Double aspect, white 3-piece suite including basin/vanity storage unit, chrome radiator.

Outside

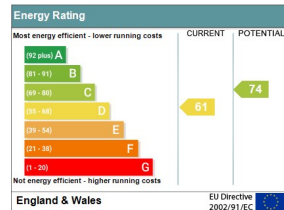
To the front there is an extensive gravel driveway with double gated entrance and parking for several cars, hedge and shrub borders.

To the rear there is a 50' wide garden with a raised patio, iron balustrade and steps leading to a well maintained lawn flanked with mature shrubs and trees, laurel hedge, sleeper edged flowerbeds, a large storage shed and timber fence boundary.



Directions

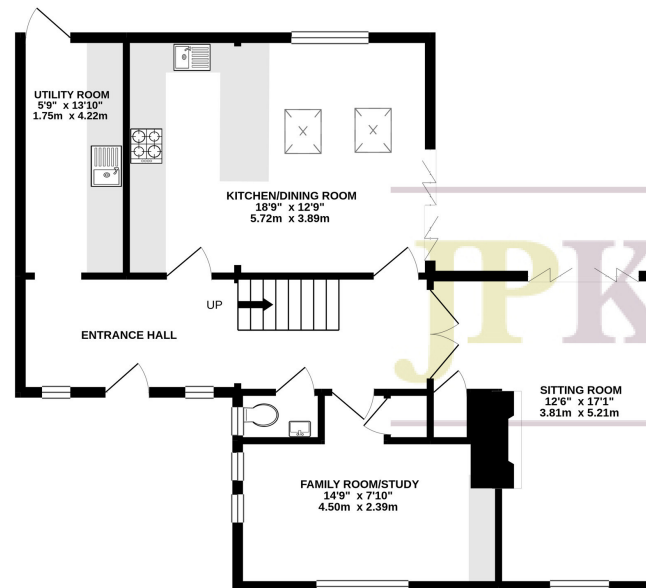
Turn right from our office in St Martins Street and first right into the High Street. Continue over Wallingford Bridge and continue to the roundabout on the A4074. Take the 2nd exit towards RAF Benson and continue to the end of the road. Turn right and immediately left signposted Ewelme village.



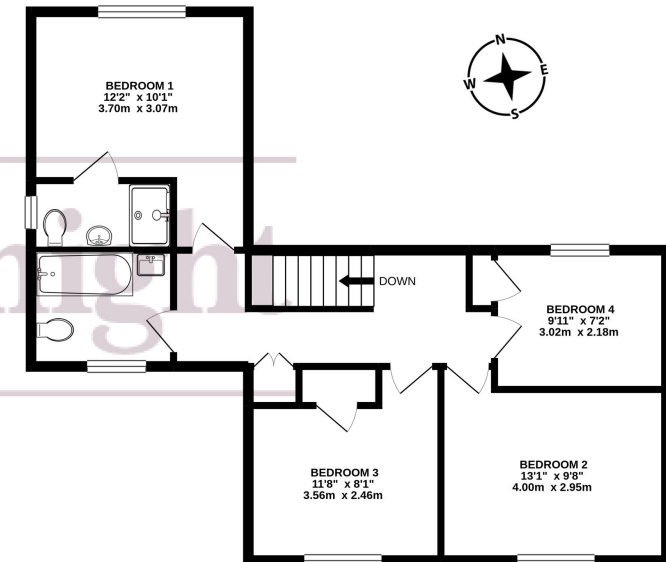
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. 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 : 1475sq.ft. (137.0 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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