

PROPERTY AGENTS

**JP**Knight



Green Lane, Ewelme OX10 6HE





## Green Lane, Ewelme

A beautiful Victorian home set within a walled garden in this historic village in the Chilterns. Adjacent to the renowned watercress beds this delightful house has four bedrooms and 4-piece bathroom to the 1<sup>st</sup> floor whilst downstairs there is a 23' living room with French doors to a 14' conservatory, hall with study, cloakroom and a stylish kitchen/breakfast room. Twin gates provide access to a gravel driveway and garage, the gardens sweep around the property with established beds and an attractive terrace. The property has LPG gas central heating to radiators and is double glazed.



## Tenure - Freehold

### Accommodation

Enclosed entrance porch with windows to side and front, down lighters.

Inner Hall: 12'2 x 11'9 (L-Shaped) Wood floor, radiator, down lighters, stairs to 1<sup>st</sup> floor.

Cloakroom: White 2-piece suite, wood floor, tiling, window, down lighters, gas boiler.

Living Room: 23' x 16'11 max. French doors to sun terrace, wood floor, marble fireplace with cast iron inset and slate hearth, 2 radiators, French doors and window to:

Conservatory: 14'3 x 12' Featuring a green enamel log stove on a slate hearth, it is double glazed on a brick plinth with a quarry tiled floor and French doors to garden.

Study: 5'11 x 4'5 Window to garden, wood floor, radiator, down lighters and work bench.







Kitchen/Breakfast Room: 13' x 12'7" Attractive in-frame units with marble worktops and twin Belfast sink. Falcon range cooker, extractor hood, microwave, dishwasher. Appliance space, pelmet and down lighters, tiled floor, bay window to the front with radiator.

Rear Lobby: door to drive, utility cupboard with shelves and appliance space.

Return Staircase to Landing: Window, loft access, cornice. There are 9' ceilings to the 1<sup>st</sup> floor.

Bedroom 1: 16'2" x 11'7" Lovely views out to the front, cast iron fireplace, radiator, picture rail and cornice.

Bedroom 2: 12'11" x 12'1" (excl. wardrobe) Range of wardrobes, radiator, picture rail and cornice, window.

Bedroom 3: 12' x 10'1" Views across watercress beds, radiator, wardrobe, cupboard, picture rail and cornice

Bedroom 4: 9'8" x 6'2" Window, picture rail and cornice, radiator.

Bathroom: Fitted with a white 4-piece suite incl. bath and shower cubicle, tiled walls and floor, window and radiator.

Outside

The grounds are fully enclosed by a brick wall.

To the Front: The property is approached via twin gates over a gravel drive with extensive parking.

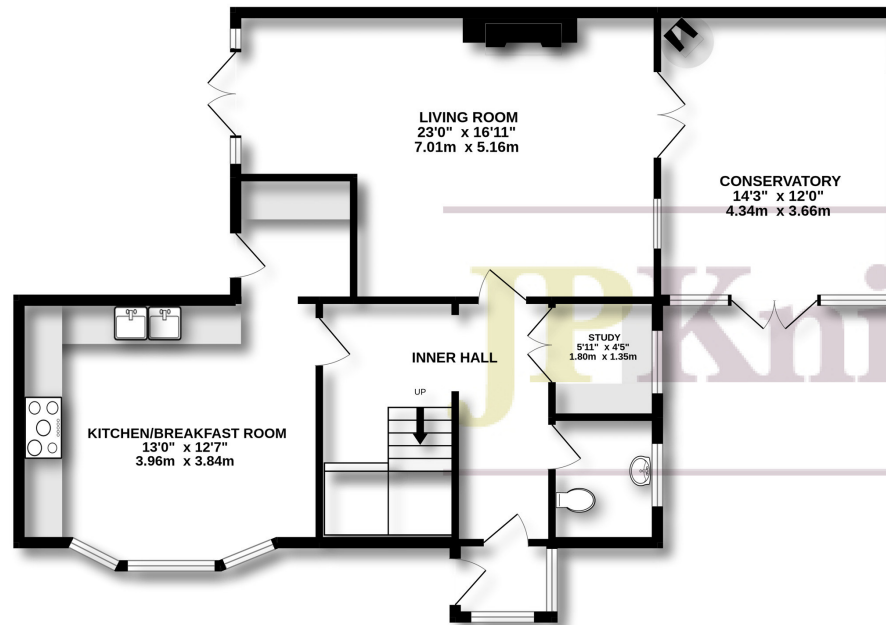
Garage: Up/over door.

Gardens: Offering excellent degree of privacy with a central lawn bordered by established shrub and plant beds. Barked play area, sunken trampoline and attractive paved terrace.

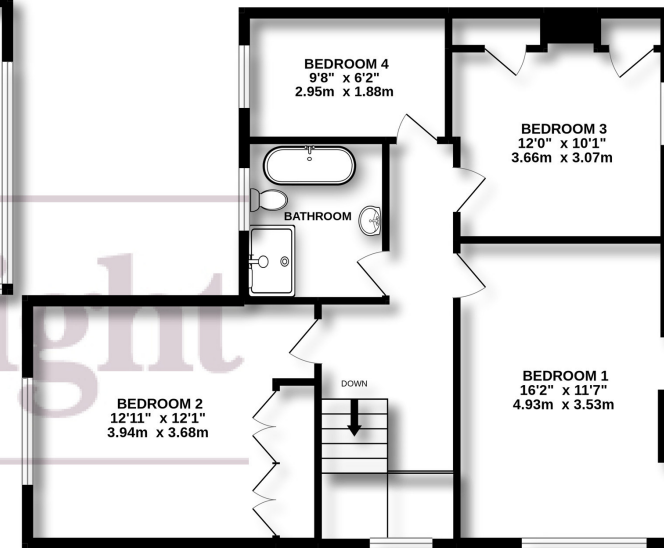
There is a further decorative courtyard terrace adjacent to the living room with path to the main drive.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1721 sq.ft. (159.9 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.  
Made with Metropix ©2022



**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.



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 last on the left.

