

PROPERTY AGENTS

JPKnight



High Street, Ewelme OX10 6HQ



High Street, Ewelme

A charming cottage dating back to 1800's with later additions ideally located in the heart of this popular village.

There are three reception rooms with many period features offering versatile living space as well as a large kitchen/breakfast room, study and cloakroom. Upstairs there are three bedrooms (one bedroom and ensuite via a separate staircase) and a family bathroom. The landscaped rear garden offers a great deal of privacy. To the front there is driveway parking for two cars leading to a large double garage and workroom.



Tenure - Freehold

The property has oil fired central heating throughout.

Accommodation

Entrance Hall: Stable door and window to front, ceiling timbers, radiator.

Kitchen/Breakfast Room: 11'11 x 10'5 (breakfast area)
Double aspect, range of storage units and worktop, stainless steel sink unit, space for electric oven and dishwasher, integrated fridge, larder cupboard, radiator, loft access.

Living Room: 19'5 x 15'4 Double aspect, fireplace with brick surround, tiled hearth, wooden mantel and log stove, ceiling and wall timbers.

Dining Room: 18'9 x 11'4 Bay window to front, ceiling and wall timbers, radiator, under stair storage cupboard.

Study: 10'6 x 7'1 Window to rear, radiator.

Family Room: 15'8 x 14'7 Door and window to side and French doors and two windows to garden, ceiling timbers, electric heater, spiral stairs to Bedroom 2.

Cloakroom: White two-piece suite, Velux window, tiled floor.





Lobby: Door to front and rear and access to garage.

Stairs to landing: Ceiling and wall timbers, storage cupboard.

Bedroom 1: 12'1 x 11'5 Window to front, vaulted ceiling, fitted wardrobes, ceiling and wall timbers, radiator.

Cloakroom: Window to front, two-piece suite, wall and ceiling timbers.

Bedroom 2: 15'4 x 9'4 Window to garden and Velux window, vaulted ceiling, storage cupboards, electric heaters.

Ensuite bathroom: Four-piece suite, Velux window, tiling.

Bedroom 3: 9'4 x 8'0 Window to side, ceiling and wall timbers, radiator, loft access.

Bathroom: Window to front, white three-piece suite, ceiling and wall timbers, tiling.

Outside

The rear garden is hard landscaped with raised beds and well stocked borders with mature shrubs and trees. and It offers a great deal of privacy with a timber fence boundary.

To the front there is a driveway with parking for 2/3 cars, a paved path to the front door and storage shed to the side, lawn and hedge boundary.

Garage: 19'4 x 15'8 Twin double doors, light, power and eaves storage.

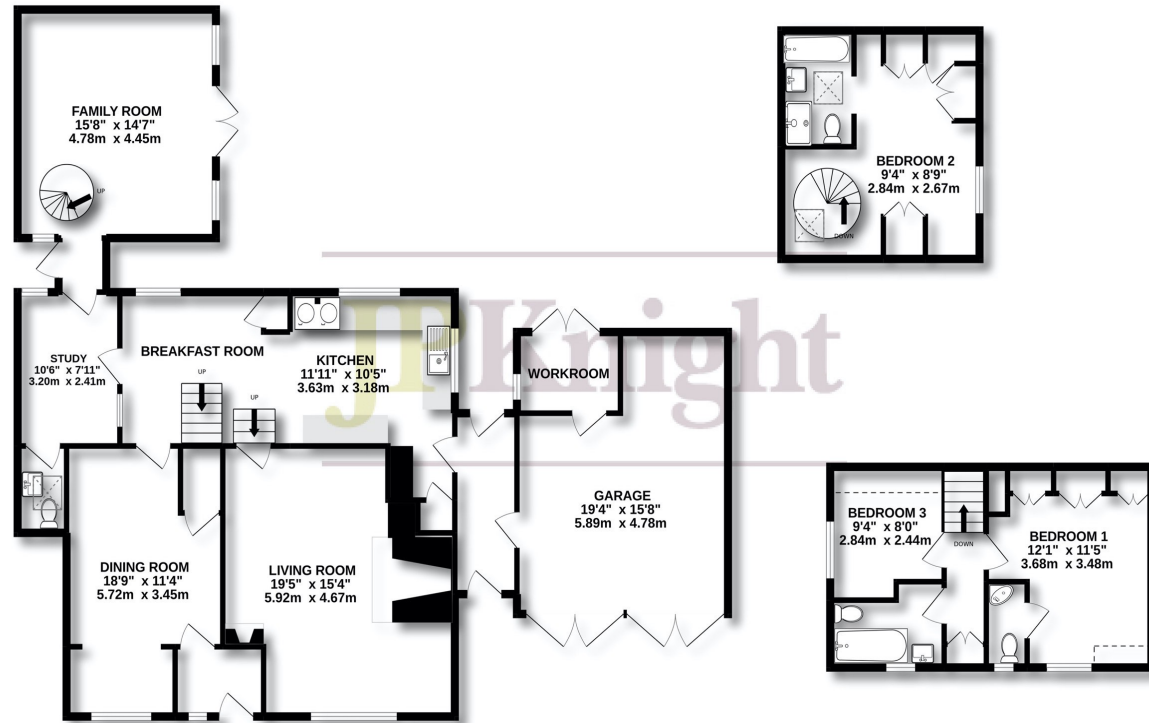
Workroom (accessed from inside the garage) French doors and window to garden.



Directions

Head north on St Martin's Street and first right into High Street, continue through Crowmarsh to the main roundabout on A4074 then take 2nd exit onto Clack's Lane for 1.6 miles. Turn right onto Beggarbush Hill, left onto Days Lane then left onto High Street where the property will be found on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F	29 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.



TOTAL FLOOR AREA : 2026 sq.ft. (188.2 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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