



The Street, Ewelme OX10 6HQ



## The Street, Ewelme

A stunning village home built to an exacting standard the accommodation comprises four bedrooms on the first floor with two versatile bed/loft rooms on the 2<sup>nd</sup>: there is a fabulous 24' kitchen/breakfast/family room as well as a triple aspect drawing room and a living room. Attractive features such as arched doors/windows, stone fireplaces and log stoves, corniced ceilings and panelled dados abound. A long drive leads to a double width garage, there are secluded terraced gardens with lovely views across the valley and famed watercress gardens opposite.

### Accommodation

The property is double glazed with oil central heating to radiators.

Reception Hall: Tiled floor, panelled dado, ceiling cornice and rose, stairs to landing.



## Tenure - Freehold

Cloakroom: White 2-piece suite, tiled floor, panel dado.

Drawing Room: 22'8 x 15'

Triple aspect with central stone fireplace and log stove: French doors open to the garden, wood floor and ceiling cornice.

Living Room: 16' x 12'4

Double aspect with plantation shutters, dado rail. One wall fitted with book shelving, concealing passage to the kitchen.

Kitchen/Breakfast/Family Room: 24'4 x 17'3 (max)

Beautifully fitted with in-frame units, granite worktops, large island breakfast bar and with 'Lacanche' range cooker, extractor, wine fridge, microwave, dishwasher, fridge and freezer. Large skylights, tiled floor, down lighters. French doors to the garden.

Utility Room: 6'8 x 6'7 Stable door to the drive, cupboards, Belfast sink, appliance recess, cupboard housing oil-fired boiler.

Stairs to Galleried Landing: Panelled dado, vaulted ceiling, stairs rising to the second floor gallery, linen and storage cupboards.





Bedroom 1: 14'9 x 12'4

Front aspect, dado rail, beamed & vaulted 15'4 ceiling, two wardrobes, concealed entrance to:

En Suite Bathroom: White 3-piece suite including roll top bath, panelled dado, window & tiled floor.

Bedroom 2: 14'6 x 11'

Entrance with fitted book shelving, 2 windows to the rear, wardrobe, dado rail, vaulted and beamed ceiling.

En Suite Bathroom: White 3-piece suite incl. enclosed bath with shower unit, tiling/panelling, down lighters, tiled floor and window.

Bedroom 3: 11'7 x 11'4

Front aspect, dado rail, down lighter.

Bedroom 4: 15' x 9'7

Wardrobes and shelving, rear aspect and dado rail.

Bathroom:

White 4-piece suite including enclosed bath, large shower cubicle, panel dado, tiled floor, window, down lighters.

Stairs to 2<sup>nd</sup> Floor Galleried Landing: Storage cupboard.

Bedroom 5/ Loft Room 1: 9'4 x 9'1

Rear aspect, Velux, wood floor, scaled ceiling, down lighters.

Bedroom 6/ Loft Room 2: 9'1 x 8'3

Front aspect, scaled ceiling and down lighters.

Outside

To the front there is a wall and hedge with a path leading to the front door, a gated block paved/gravel drive leads to:

Double Garage: 18'3 x 17' Twin electric up/over doors.

Rear Gardens:

Attractively landscaped and offering excellent Privacy there is an area of artificial grass immediately behind the kitchen with walled border and a tiered terrace across the rear and down to one side with flower borders, mature side hedge. An archway leads to a flight of steps up to the main garden which comprises a central lawn, flower and shrub borders and a pergola running across the full width of the rear with mature climbing roses and wisteria. Timber tree house. Offset to one side a further raised circular brick terrace with timber fencing affording lovely views and the valley opposite.





TOTAL APPROX. FLOOR AREA 2799 SQ.FT. (260.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### Directions

Turn right from our offices, at the traffic lights turn right into the High Street, continue over the bridge into Crowmarsh Gifford. Continue to the roundabout on the A4074, take the 2<sup>nd</sup> exit into Clacks Lane. At the T-junction, after 1.6 miles, turn right, then immediately left, and then 1<sup>st</sup> left again, into Days Lane. This will lead into the Street, continue along here and Cresswell House will be found on the right.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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.

