



Chelsea Cottage,
Ewelme Oxfordshire

SIDLEYS
CHARTERED SURVEYORS

*For Sale by Direction of the Trustees of the Ewelme Almshouse Charity
(Registered Charity No. 200581)*

CHELSEA COTTAGE, 4 BURROWS HILL EWELME, WALLINGFORD, OXON. OX10 6HR
Benson 2.5m, Wallingford 3.0m, Oxford 14m, Henley on Thames 12m, Cholsey Station 4m, M40 Jct 6 9m
(Distance approximate)

LOCATION: The village of Ewelme lies approx. 14 miles south-east of Oxford, approx. 3 miles northeast of Wallingford, and can be accessed from the A4074 via Benson or Crowmarsh Gifford. Burrows Hill is reached from the south end of the High Street. The cottage lies towards the top of the hill on the north side.

THE SITE: See attached Location Plan O1-S-A (not to scale)

DESCRIPTION: Chelsea Cottage stands a short distance back from the public foot path and was probably built in the late 18th to early 19th Century by what appears to be the extension of neighbouring Chaucer Cottage; one of a pair built in brick and stone under clay tiled roofs. A more recently built single storey extension houses the kitchen and entrance area. The cottage is set back into a bank supporting a backdrop of mature trees. There is no rear garden as such, and the garden lies to the side and front. The wide tarmac footpath serves as a vehicular access to this and other cottages on Burrows Hill. The cottage requires refurbishment and installation of bathroom/shower room facilities together with a replacement hot water tank connected to the system. Subject to planning consent the cottage could be successfully extended to provide additional accommodation. A previous planning application to provide a two-storey extension was approved but not implemented. (2011)

Situated in the Conservation Area this semi-detached cottage, although not individually listed is within a short distance of the Parish Church of St Mary the Virgin, the original Alms Houses and C of E Primary School. The village shop is nearby, and The Shepherds Hut public house may be found at the north end of the High Street. A rural bus service operates to Wallingford and frequent train services to London Paddington can be had from Cholsey station. Access to the River Thames is available at the Benson Boat Station 2.5m.

Ewelme is one of Oxfordshire's pre-eminent villages both by age and architectural merit, and with an ancient historical role as the seat of the founders of the Ewelme Charity, the de la Poles. Alice de la Pole, granddaughter of Geoffrey Chaucer – originator of The Canterbury Tales, inaugurated the charity in 1437 with her husband William, to provide almshouses and educational benefits that continue to the present day. The village has a present population of just over a thousand residents and retains its rural atmosphere and particular appeal founded very much on the presence of the trust together with its unique properties.

DIRECTIONS. The most attractive approach to the village lying as it does in a valley, is from the roundabout on the A4074 at Crowmarsh Gifford; just East of Wallingford, by following the signs to Ewelme approx. 1.75m. On entering the village from Days Lane; mid-point to the southern end of the High Street, Burrows Hill can be seen almost immediately opposite.

ACCOMMODATION: (See floor plan.) All measurements are approximate as follows:

Ground Floor: Entrance area, and Kitchen 9'-6" x 8'-4", (2.9m x 2.44m) fitted floor and wall units, stainless steel sink unit, hob, cooker, extractor unit, and washing machine. Inner hall with former airing cupboard (heated water cylinder required), Living Rm 12'-10" x 11'-6" (3.7m x 3.55) large inglenook fireplace and stove, Shower Rm 6'-10" x 8'-1" (1.9m x 2.47m) - facilities need to be installed.

LOCAL AUTHORITY:

South Oxfordshire and Vale of White Horse District Council, Tel 01235 422422

Council Tax Band C, Tax £2,200 pa. 2025/2026

SERVICES: Mains water, drainage and, electricity.

PARKING. Although parking space would be feasible on-site arrangements can be made for parking by licence opposite as indicated on the location plan O1-S-A, subject to agreement.

GENERAL COMMENTS

METHOD OF SALE

a) The property is offered for sale by PRIVATE TREATY. The Seller however reserves the right to change the sale arrangements contained in these particulars if necessary. Offers should be confirmed in writing subject to contract. The Sellers do not undertake to accept the highest or indeed any offer and reserve the right to withdraw from any negotiations at any time without penalty.

b) The property is sold subject to and with the benefit of any proposed rights of way, whether public or private and other rights, obligations, easements quasi easements, restrictive covenants and any existing or proposed way leaves for masts, pylons, stays, cables, drains, water, gas and other pipes whether referred to in these particulars or not

BOUNDARIES

c) The ownership of boundary walls and fences will be as indicated with an inverted T sign on the identification plan where known.

INCONSISTENCY

d) In the case of any inconsistency between the general remarks, the Particulars of Sale and the Contract of Sale the Contract of Sale will prevail.

TENURE & POSSESSION

e) The property will be sold freehold with vacant possession on completion. Any appliances in the property left as part of the sale agreement are sold without warranty and have not been tested. The buyer(s) should obtain their own report on condition prior to contract.

INSURANCE

f) The buyer(s) shall be responsible for fully insuring all perils (including Public Liability) with effect from the exchange of contracts.

STAMP DUTY LAND TAX

g) The purchase will be the subject of Stamp Duty Land Tax at the prevailing rate.

VAT

h) The sale will not be subject to Vat

IMPORTANT NOTICE

Sidleys for themselves and the Sellers of this property, whose sole agents they are, give notice that:

1) The particulars of sale and the remarks and stipulations are set out as a general outline only, for the guidance of intending Buyers, and do not constitute, or constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective Buyers should seek their own professional advice.

2) All descriptions, areas, references to condition and, if necessary, permission for use and occupation and other details are given in good faith and are believed to be correct. Any intending Buyer(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The floor plan is intended as an aide memoire.

3) Any references to distance, dimensions, measurements and areas of dwellings, buildings and/or land are given for the guidance of the intending Buyer(s) and are approximate only and are not guaranteed.

4) No present employee of Sidleys has any authority to make or give any representation or warranty whether in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of Sidleys nor into any contract on behalf of the Sellers.

5) No responsibility can be accepted for any expenses incurred by any intending Buyer(s) in inspecting the property whether it has been sold or withdrawn or not.

6) None of the services mentioned in these particulars have been inspected or tested and no warranty is offered in respect of any of these items

7) If there are any matters of concern to the intending Buyer(s) the seller's solicitors and sale agents will be pleased to assist. Emphasis is laid on this point for those travelling considerable distances to inspect.

8) Consumer Protection from Unfair Trading Regs 2008 ("CPRS") and the Business Protection from Misleading Marketing Regulations 2008

i) Areas and measurements are approximate.

ii) Whilst we endeavour to make our sales details accurate and reliable if there is any point which is of particular importance to you, please contact the Agents who will be pleased to check the information for you, particularly if you will be travelling some distance to view the property.

iii) Please note our description of the property is in some instances subjective and therefore a matter of opinion.

9) Location Plan –

The plans included are for identification purposes only and are reproduced from the Ordnance Survey map, with the permission of HM Stationery Office, current copyright reserve no. ES849669. No warranty is given or implied in respect of any of these items or any formal reports, statutory updates, plans or any other professional opinions provided for use and information of potential buyer(s), particularly the contents of and services to the building. We do not guarantee their condition, safety or any other matter and the buyer(s) must obtain their own professional advice as to their condition and suitability, if it is the buyer's intention to retain them for their own use, in particular the cooker, hob, extractor unit, washing machine and air conditioning unit which are included in the sale.

10) VIEWING BY PRIOR ARRANGEMENT ONLY

First Floor: Stairs to landing and Single Bedroom L shaped 12'10" x 12' 0 (3.7m x 3.66m)"

Outside: Lean to former outhouse area and gardens.

ENCLOSURES

- Location Plan O1-S (not to scale) showing proposed parking area subject to licence agreement.
- Area location Plan O1-SA (not to scale)
- Floor Plan O1-SB (not to scale)
- EPC for Domestic Building. NB.due to the present energy rating F this property cannot be immediately let until improvements are made to the rating.

Seller's Solicitor
Spratt Endicott
The Old Courthouse,
5 Sheep Street,
Bicester OX26 6JB
Tel. 01869 252761
Contact Guy Stevenson

Visitors to the site must take reasonable care for their health and safety

11) MONEY LAUNDERING REGULATIONS (AML ACT 2020) & ASSOCIATED LEGISLATION.

Following acceptance of an offer you will be asked to: 1) Identify yourself by production of a current passport or driving licence with photograph or similar together with the production of a recent utility bill, addressed to you at your present address and dated within the last three months or a council tax bill for the current year. Please note that a mobile telephone bill will not suffice. 2) Where an applicant acting as an agent has submitted an offer on behalf of a principal, the name and address of the principal and contact details should also be provided together with ID as in 1) above for verification, together with written authority to act on that person's behalf. 3) You will be asked to identify the source of funds and provide confirmation from a bank, building society, accountant or solicitor as to their legitimacy. Such confirmation should also include a statement to the effect that sufficient funds are available to meet the purchase price. If responses to these requirements prove unsatisfactory your offer may not be accepted.

OFFERS ARE INVITED IN EXCESS OF
£295,000 SUBJECT TO CONTRACT

For Sale by PRIVATE TREATY Freehold with Vacant Possession on Completion

Sidleys Chartered Surveyors 6 King Edward Street, Oxford OX1 4JL

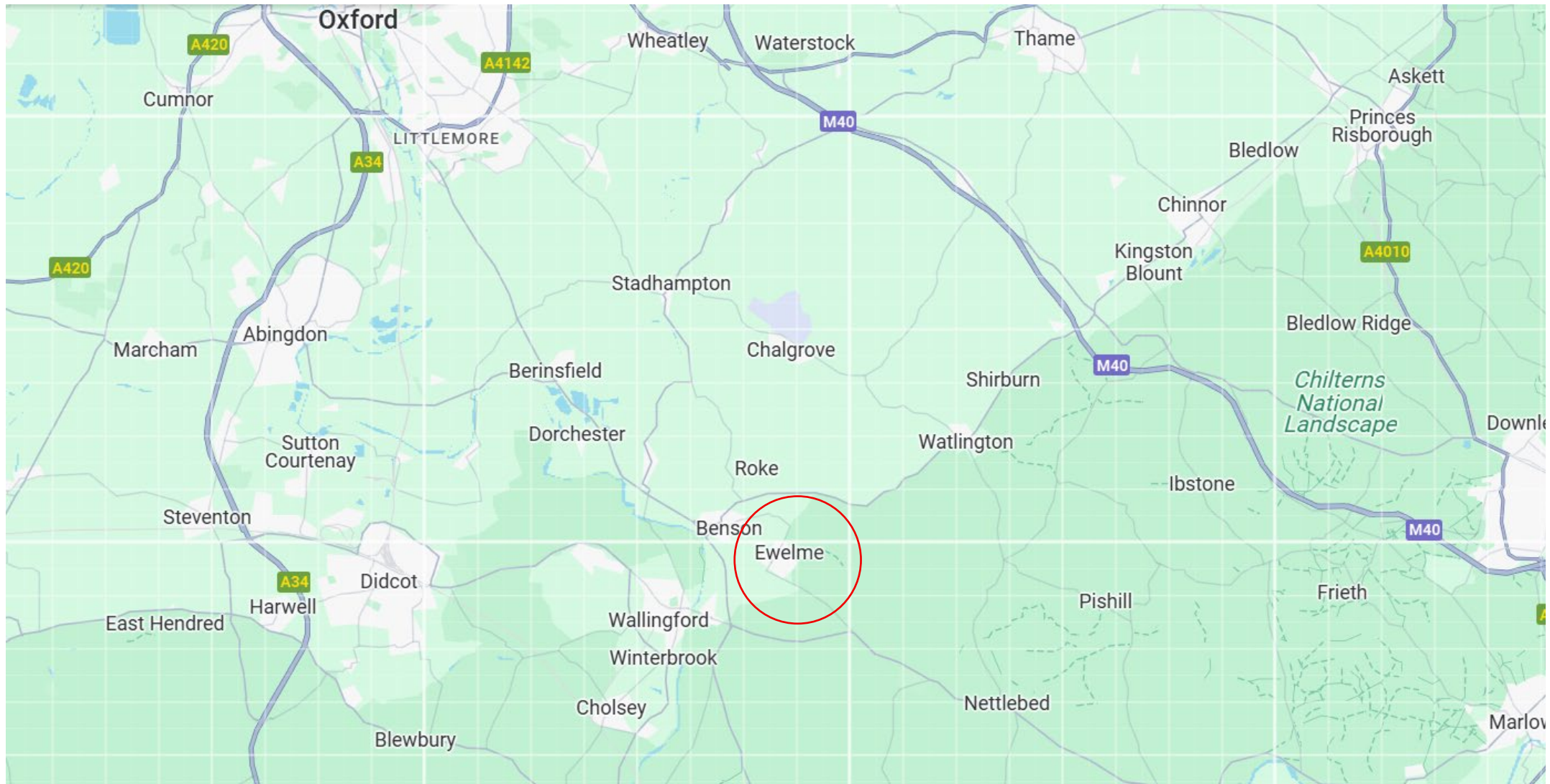
Tel: 01865 726016 Mob: 07768 353137

Email: martinharris@sidleys.co.uk

Ref: SV1-0280
Date September 2025

LOCATION PLAN

(not to scale for identification purposes only)



**Note: Based on The Ordnance Survey Map with the sanction of The Controller of HMSO. Crown Copyright reserved.
For the purposes of identification only although believed to be correct its accuracy is not guaranteed**