



# BLENHHEIM BARN

EWELME ♦ OXFORDSHIRE

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Cholsey Train Station (London Paddington within the hour) 4 ½ miles ♦ Reading 14 miles ♦ M4 (J12) 16 miles ♦ M40 (J6) 9 miles ♦ Henley on Thames 8 miles ♦ Oxford 15 miles ♦ Wallingford 3 miles (Distances and times approximate)

Situated within the Chilterns area of 'Outstanding Natural Beauty' just above the Thames Valley and easily accessible for Wallingford and Henley on Thames surrounded by stunning rural views

A beautiful barn conversion offering spacious, light and airy accommodation of approximately 1,453 sq ft with 3 or 4 bedrooms and 3 bathrooms.

- ♦ Glass Entrance
- ♦ Large Open Plan Kitchen, Dining, Living Room
- ♦ Rear Hallway with Utility Cupboard and Cloakroom
- ♦ 3 Double Bedrooms all with Ensuites
- ♦ Loft Room/Bedroom 4/Office with Walk-In Eaves Cupboard

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♦ Private Driveway

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- ♦ Decked Terrace
  - ♦ Wraparound Gardens



## SITUATION

Set amidst the beautiful rolling Chiltern countryside, designated an area of outstanding natural beauty, sits the pretty village of Ewelme. Featuring beautiful period properties, the village has a Village Store, run by volunteers, a public house called The Shepherd's Hut and a well revered Cricket Club, founded in 1933.

There are excellent road communications linking to Reading, Oxford, Henley on Thames and for both the M40 and M4 motorway networks. For rail commuters there are stations at nearby Cholsey or at Henley on Thames and Reading, the latter having fast intercity services up to London (Paddington) in 25 minutes.

The historic old market town of Wallingford on Thames granted a charter by Henry II in 1155, lies just to the west offering an exceptionally wide variety of shops and facilities, including a Waitrose supermarket, eateries, and cinema, to name but a few.

Its Primary school is thought to be the oldest primary school in England and has a "good" OFSTED rating. In addition to superb local state schools, locally the area is also extremely well served by an excellent range of private schooling, of particular note; The Oratory, Pangbourne College, Cranford House, The Manor, Moulsoford Preparatory, Abingdon Boys and The School of St Helen & Katharine.

## PROPERTY DESCRIPTION

Blenheim Barn is a high specification barn conversion on the outskirts of Ewelme surrounded by wonderful countryside views. Entrance is into a stunning glazed door with floor to ceiling glazed panels. The vaulted ceiling adds to its feeling of space and the large reception room incorporates the kitchen, dining and sitting area. The kitchen incorporates built in appliances and a moveable island. There is a side door with direct access to the garden. From here is a door to the rear hallway which has stair access to the loft room, as well as a utility cupboard and cloakroom. The hallway continues to the bedrooms. There are 3 bedrooms, 2 have ensuite shower rooms and the main bedroom has a bathroom with bath and separate shower as well as built in wardrobes. Upstairs, the large loft room offers flexibility, as it could be another bedroom, office or living room. It also benefits from a large eaves storage with hanging rails all around of 376 sq ft.

## OUTSIDE

Blenheim Barn has its own separate entrance leading into the parking area, with parking for several cars. The setting is truly breathtaking, with views of the adjoining fields and woodland. There is a decked terrace which comes directly off the large reception room, perfect for enjoying an al fresco lifestyle. The property has wraparound gardens, 1 which has edible fruit and the other is mainly lawn with a pretty row of rose bushes.

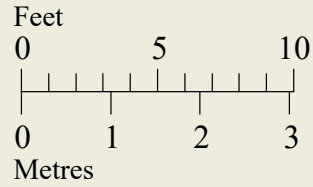


# Blenheim Barn, Gangsdown Hill, Nuffield, Oxfordshire, OX10 6QE

Approximate Gross Internal Area = 135 sq m / 1453 sq ft

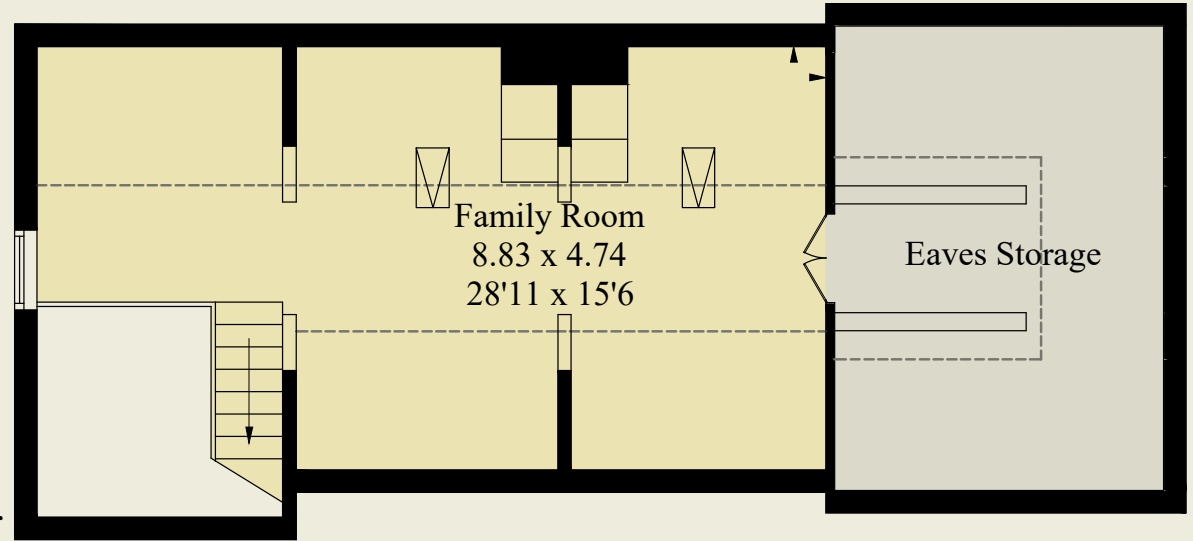
Limited Use Area = 35 sq m / 376 sq ft

Total = 170 sq m / 1829 sq ft

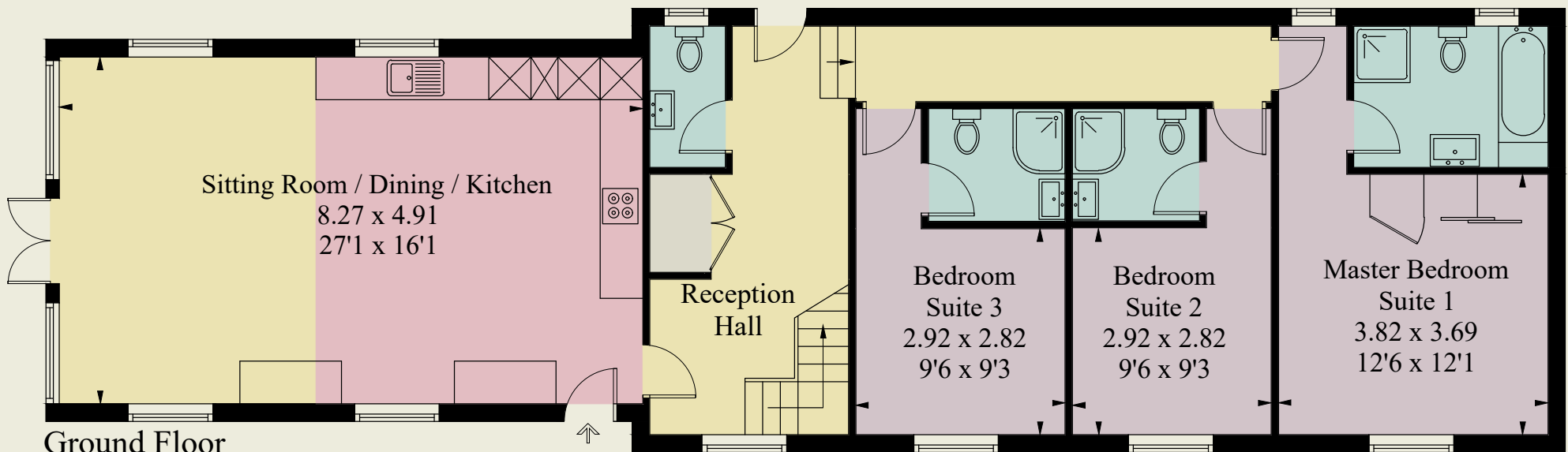


 = Limited Use Area

First Floor



Ground Floor



CREATESPACE DESIGN ref 502

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



## GENERAL INFORMATION

**Services:** Mains electric and water are connected to the property. Central heating and hot water from oil fired boiler.

Broadband Connection with EE.

**Included in the rent:** Council Tax, Water, Septic Tank Drainage.

**Energy Performance Rating:** TBC

**Postcode:** OX10 6QE

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From the Crowmarsh roundabout on the southern side of Wallingford take the A4130 to Henley. Continue towards Henley for about 3 miles and continue up Gangsdown Hill. At the top of the hill, turn left into the layby, then sharp left down a private drive. Blenheim Barn will be found on the left hand side just after Blenheim Farm in about 1/3 of a mile.

## DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.

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