

WE VALUE



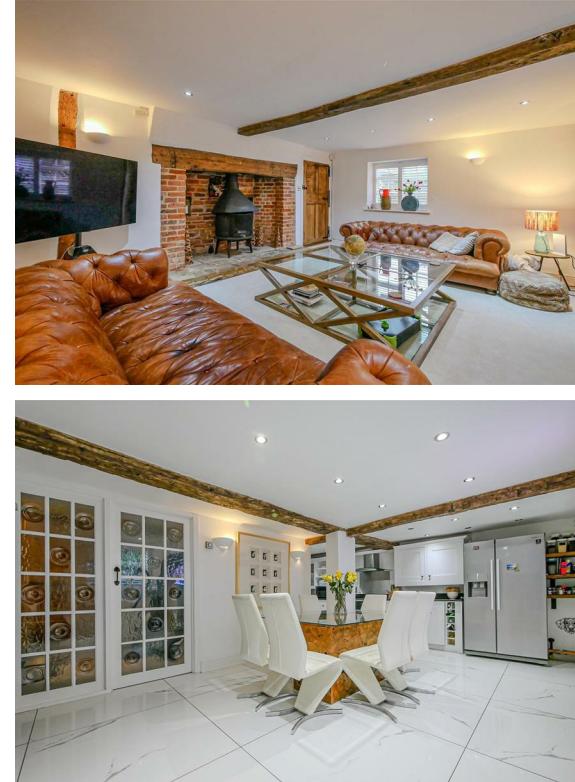
YOUR HOME



Cottesmore Lane, Ewelme  
Offers Over £700,000



This charming Grade II listed home is full of character, featuring exposed beams and two inglenook fireplaces with log burners. Spanning three floors, it offers five double bedrooms. The ground floor includes a spacious lounge with underfloor heating, a modernised kitchen/diner, a utility area, and a cloakroom. The first floor has three double bedrooms, an en-suite to the principal bedroom, and a stylish shower room. The top floor boasts two generously sized double bedrooms with eaves storage and skylights. Outside, the low-maintenance garden features a pergola with a hot tub, rustic walling, and a seating area. The property also includes a garage and parking - perfect for those seeking period charm with a modernised twist.





- GRADE II LISTED FAMILY HOME
- FIVE DOUBLE BEDROOMS
- TWO INGLENOOK FIREPLACES
- MODERNISED OPEN PLAN KITCHEN/DINING ROOM
- RURAL LOCATION
- GARAGE & PARKING
- CHARACTERFUL FEATURES THROUGHOUT
- EN-SUITE TO BEDROOM ONE

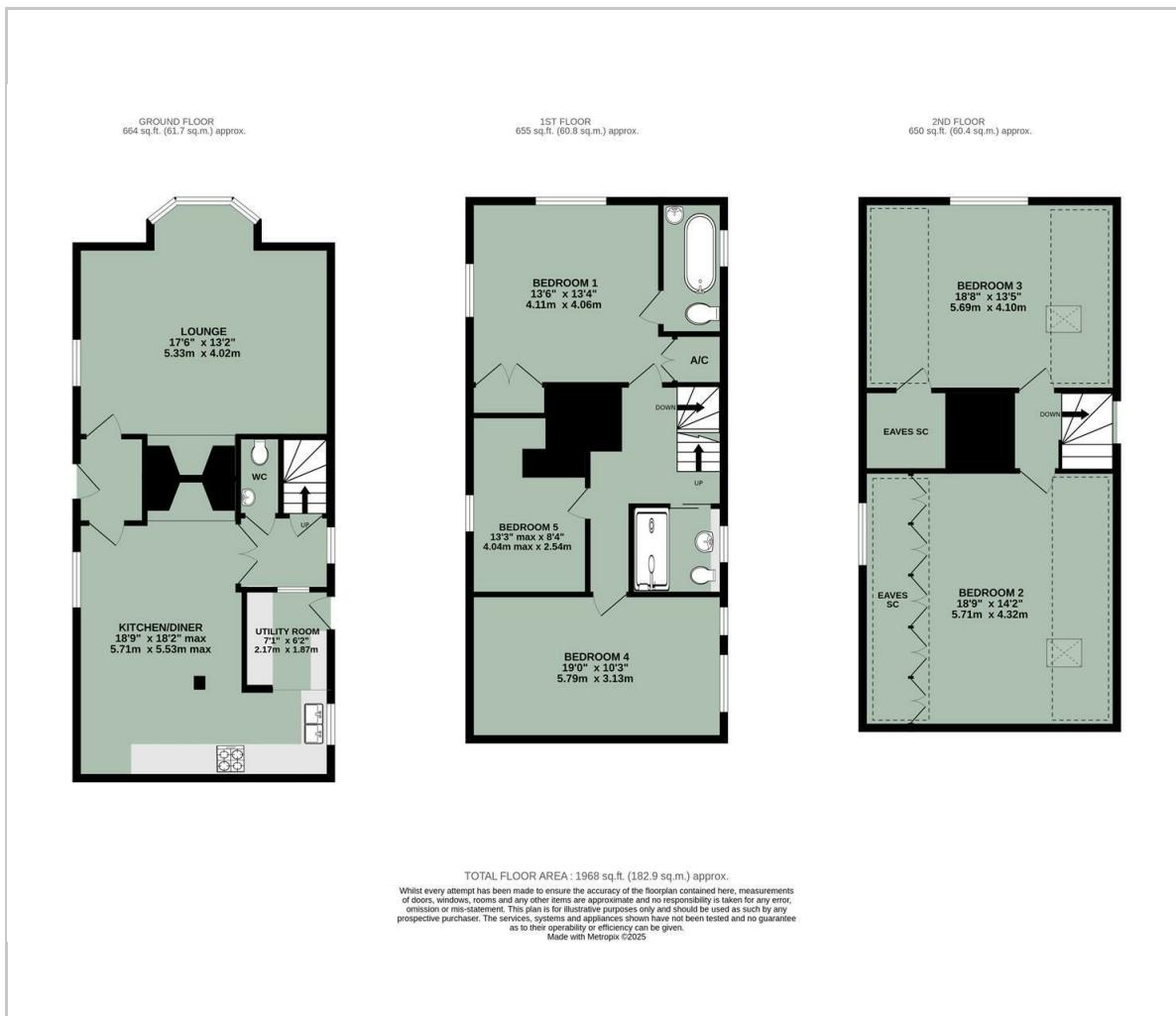


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

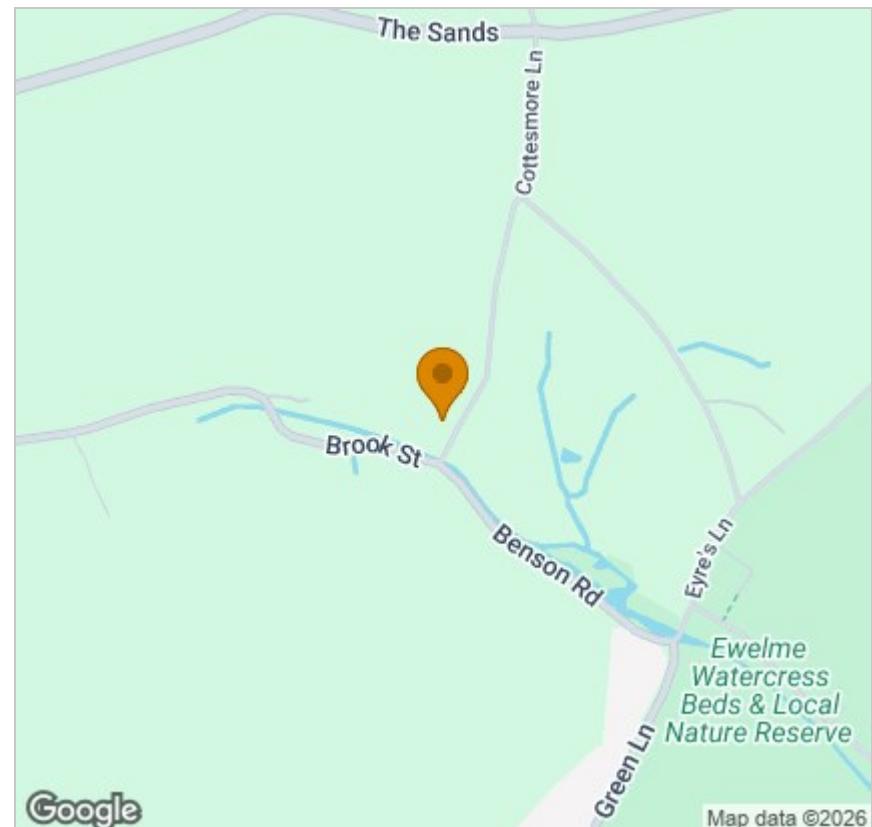
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

Energy Efficiency Graph

## Floor Plan



## Area Map



## Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1  
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

28 St Martins Street, Wallingford, Oxfordshire, OX10 0AL  
Tel: 01491 839999 opt.1 Email: [sales@inhouseestateagents.co.uk](mailto:sales@inhouseestateagents.co.uk) [www.inhouseestateagents.co.uk](http://www.inhouseestateagents.co.uk)