



Guide Price £995,000 Freehold

Lower Croft
Chaucer Court, Ewelme
OX10 6HW

Lower Croft House occupies a quiet cul-de-sac in the centre of the village, just a few minutes' walk from the village shop and historic church. Set in about one third of an acre with family accommodation and a generous garden this is a lovely family home. In addition the property offers opportunities to extend and remodel the accommodation, subject to obtaining the usual consents.

- Hall
- Sitting Room
- Dining Room
- Family Room
- Conservatory
- Kitchen/Breakfast Room
- 3 Bedrooms
- 2 Bath/Shower rooms
- Cloakroom
- Utility Room
- Garage & Parking
- About 0.3 acre in total

A detached family home with generous garden in this attractive and historic village

- Watlington 5 miles
- Wallingford 6 miles
- Henley 11 miles
- M40 (J6) 7 miles
- Heathrow 39 miles
- London 50 miles





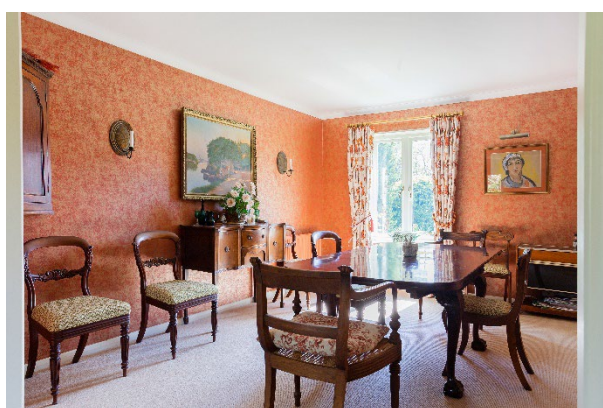
Description:

Lower Croft is situated in a quiet cul-de-sac setting in the centre of the village, just a five-minute walk from the excellent village stores and the historic church, almshouses and school.

It is set back from the road providing ample private parking together with an attached garage. An attractive and well-established south-facing garden is richly stocked and wraps around three sides of the house.

The interior accommodation benefits from generally spacious and well-lit rooms. There are three reception rooms and a generous family kitchen with adjacent utility room and connected garage. The spacious sitting room is south-facing and opens into a conservatory and from there into the garden. The large master bedroom on the first floor has an en-suite shower room and a fine outlook over the gardens. There are two further double bedrooms and a family bathroom.

Occupying a plot of almost a third of an acre there are thought to be opportunities to extend or remodel the accommodation subject to obtaining the usual building and planning consents.



Ewelme

Ewelme must be one of the most attractive villages in South Oxfordshire and it has a long and extraordinary history. There are strong connections with the Tudor dynasty, and it is believed that both Henry VIII and Elizabeth I were conceived at Ewelme Palace. In 1437, Alice Chaucer, Duchess of Suffolk, grand-daughter of Geoffrey Chaucer and daughter of Thomas Chaucer founded the church, cloisters, almshouse and school complex. The primary school continues to occupy the building to this day and is believed to be the oldest school building in the country still functioning as a school. This mediaeval complex is of great historic importance and visitors come from all over the world to visit it. Jerome K Jerome, author of 'Three Men in a Boat' is buried in the church. The village is also renowned for its water-cress beds which are now managed by the Chiltern Society. There is a public house, 'The Shepherds Hut' and a successful village store that is run as a village co-operative.



Gardens

There is a gated approach to the front entrance of the house with the gardens wrapping around three sides of the plot and incorporating a large paved terrace that sits alongside the attached conservatory.

The gardens are south-facing and well established and include a number of specimen trees together with mature and well-stocked beds and borders. A large timber framed garden store and greenhouse, with electricity, sits to the flank of the house.



Services

Mains services: Electricity / Water / Drainage
Heating: Oil fired central heating,
Local Authority: South Oxfordshire District Council
Council Tax Band: G
EPC Rating: D

Viewings

Viewing by prior appointment with Robinson Sherston
Watlington office

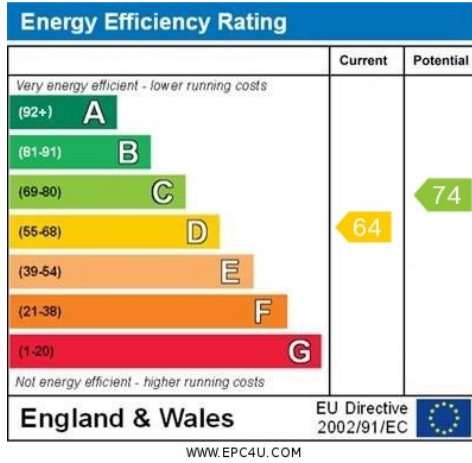
Tel: **01491 614 000**

Email: **watlington@robinsonsherston.co.uk**

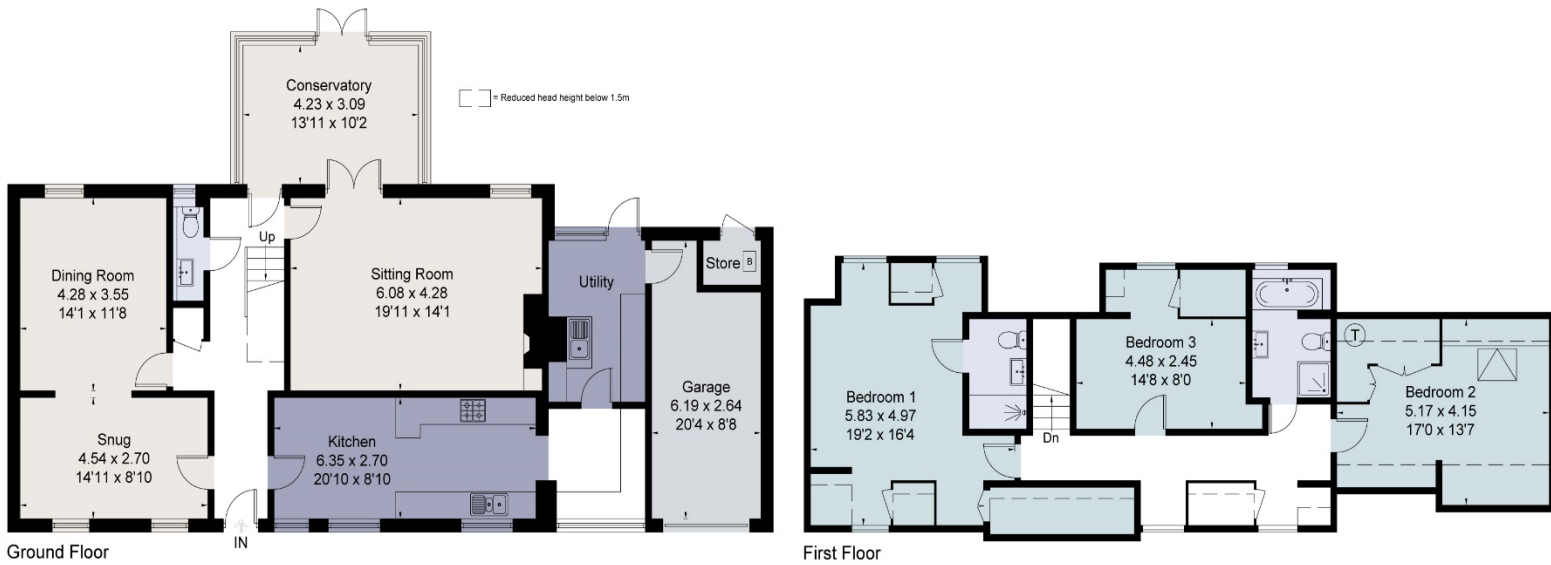
Sales Disclaimer

IMPORTANT NOTICE: *Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.*





Approximate Area = 212.3 sq m / 2285 sq ft
 Garage = 16.5 sq m / 178 sq ft
 Total = 228.8 sq m / 2463 sq ft
 Including Limited Use Area (17.7 sq m / 191 sq ft)
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 316765