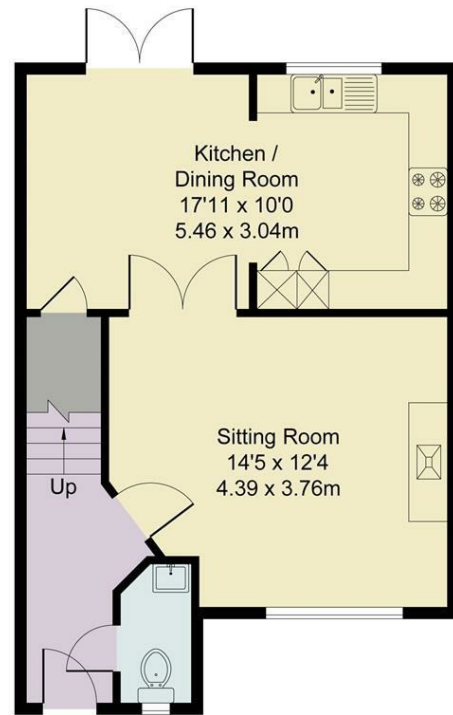
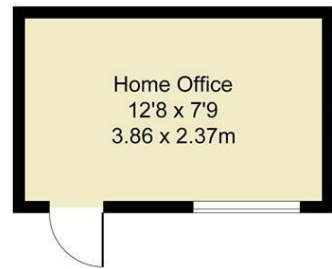


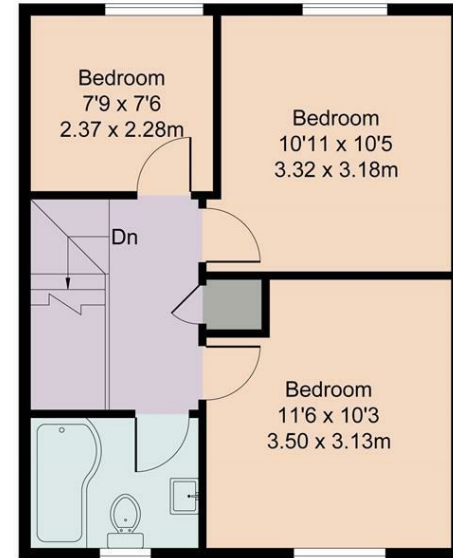


**Lavender Terrace**

Approximate Gross Internal Area 78.0 sq m / 839.58 sq ft  
 Ground Floor Area 40.33 sq m / 434.11 sq ft  
 First Floor Area 37.67 sq m / 405.47 sq ft  
 Home Office Area 9.15 sq m / 98.49 sq ft  
 Total Area 87.15 sq m / 938.07 sq ft

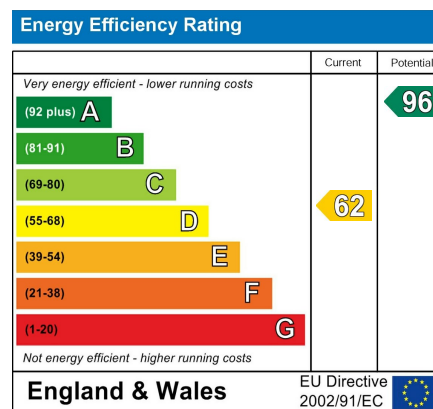


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



**Guide Price**  
**£405,000**

**Lavender Terrace**

A well presented three bedroom end terrace, with far reaching views, close to the village of Ewelme.

- Far reaching views
- Sitting Room
- Open plan kitchen/diner
- Cloakroom
- 3 Bedrooms
- Family Bathroom
- Garden
- Garden office
- Parking
- EPC: D

A three bedroom end terrace with no onward chain. With easy access to Wallingford and Henley

- Henley-on-Thames 8 miles
- Wallingford 5 miles
- Oxford 15 miles
- London 45 miles
- M40 (J6) 9 miles
- Heathrow 30 miles





### 3 Lavender Terrace

With far reaching views across open countryside, this well presented three bedroom terrace comprises a spacious sitting room with wood burning stove, open plan kitchen/diner and cloakroom downstairs. Upstairs there are three good sized bedrooms and a family bathroom.

### Outside

French doors from the kitchen lead out onto a large paved terrace and there is a raised lawn with a further paved seating area and garden office.

The property benefits from allocated parking for two cars plus visitor parking.

### Situation

Situated close to the pretty village of Ewelme, steeped in history with a local primary school occupying one of the oldest school buildings in the country. 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.

The thriving riverside market town of Wallingford is just 5 miles away, with restaurants, pubs, a Waitrose, and a The Corn Exchange arts centre and cinema. Wallingford is renowned for riverside walks, an active rowing club and a number of antique shops. There is good local and regional schooling in the area with excellent access to the Abingdon and Oxford schools, The Oratory Prep School, Moulsoford and Cranford House are all within easy reach. Mainline train stations are located at Didcot, Cholsey and Reading with trains to London Paddington.

Henley-on-Thames is 8 miles away and is world-famous for the annual Henley Royal Regatta and hosts the Henley Festival of Music & Arts, Henley Literary Festival, and regional farmers markets. There are numerous primary and secondary schools in the area. There is golf at Huntercombe and The Pines, there are equestrian centre in nearby Checkendon, excellent walks beside the river, and on The Ridgeway in the Chiltern Hills.

### Services

Mains services: Mains electricity and water. LPG Gas fired central heating, private drainage.

Council Tax: South Oxfordshire District Council, Band D  
EPC Rating: D.



### Directions

Postcode: OX10 6GR What3Words:/// maybe.feasting.sonic



### Viewings

Viewing by prior appointment with Robinson Sherston Henley office.



Tel: 01491 411911  
Email: [henley@robinsonsherston.co.uk](mailto:henley@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.*