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THAMES VIEW, EWEN



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SEAGER





# 1, THAMES VIEW, EWEN, CIRENCESTER, GL7 6EL

A DETACHED 5 BEDROOM MODERN FAMILY HOME, CENTRALLY LOCATED WITHIN A POPULAR COTSWOLD VILLAGE, WITH DOUBLE GARAGE. NO ONWARD CHAIN.

## *The property*

Offered for sale on the open market for the first time, this executive home was constructed in the late 1970s. Nestled in the sought-after village of Ewen, the property is situated on an exclusive private road alongside just two other similar-style homes. This detached five-bedroom residence presents an exciting opportunity for new owners to modernize and re-style to suit their taste. On the ground floor, all rooms are accessed from the central hall. The spacious living room enjoys a dual aspect, allowing plenty of natural light. French doors with side panels open onto the rear garden, while a Cotswold stone fireplace with an inset wood-burning stove serves as a central focal point. The dining room, positioned adjacent to the kitchen, offers lovely garden views and retains a charming 1970s serving hatch connecting it to the kitchen. The kitchen itself, also overlooking the garden, has been updated during the current owner's tenure and features ample storage, generous work surfaces, a built-in oven, and a gas hob powered by Calor gas bottles. Future owners may wish to explore the potential of creating a modern open-plan space by integrating the dining room and kitchen. Also off the hallway, a utility

room houses the oil-fired boiler and provides additional convenience, along with a separate cloakroom. Upstairs, the home offers five bedrooms, all featuring built-in wardrobes. The well-proportioned primary bedroom benefits from an ensuite bathroom, while the remaining bedrooms are served by a family shower room and an additional separate WC.

This property presents a rare opportunity to acquire a village home with significant potential for personalization.

Ofcom: Mobile - Outside - likely. Indoor - limited.

Broadband: Ultrafast.

Heating: Oil fired central heating and a wood burning stove.

There are covenants, easements and rights - please ask the agent for a copy of the title register.







**Guide price**  
**£675,000**

- *Five Bedrooms*
- *Two Reception Rooms*
- *Kitchen/Breakfast Room*
- *Utility*
- *Cloakroom*
- *Ensuite & Family Shower Room*
- *Separate WC*
- *Double Garage & Parking*
- *Garden*
- *No onward chain.*

### **WITHIN EASY REACH...**

*Cirencester 4.4 miles*  
*Kemble Train Station 1.2 miles*  
*Tetbury 8.6 miles*  
*Swindon 19.2 miles*  
*Cheltenham 19.9 miles*

## *Outside*

Access to the cul-de-sac is via a private tarmacked driveway, owned by the property, which also serves two neighboring homes. Double five-bar gates open onto a gravel driveway, providing ample parking and leading to the integral double garage with an electric door. A pathway runs along both sides of the house, offering convenient access to the rear garden. Predominantly laid to lawn and enclosed by mature beech hedging, the south-facing garden features a patio spanning the full width of the house, along with an additional seating area. A pedestrian gate provides direct access to the village lane, while the Calor gas bottles and oil tank are discreetly tucked away at the rear, out of sight.

## *Situation*

Ewen is a picturesque village nestled in the Cotswolds. Ewen offers a rural retreat surrounded by beautiful countryside. For those seeking outdoor activities, the nearby Thames Trail offers a long-distance walk following the river. Cotswold Water Park is just a short distance away and provides opportunities for water sports, nature walks, and birdwatching across its network of lakes. Ewen also benefits from excellent transport links, with Kemble railway station nearby offering a direct train service to London Paddington. A notable landmark in the nearby village of Kemble is the Church of St. Nicholas, a fine example of Norman architecture. Additionally, the historic market town of Cirencester is just a short drive away, providing further amenities and attractions.



Approximate Gross Internal Area = 165.4 sq m / 1780 sq ft  
 Double Garage = 28.5 sq m / 307 sq ft  
 Total = 193.9 sq m / 2087 sq ft

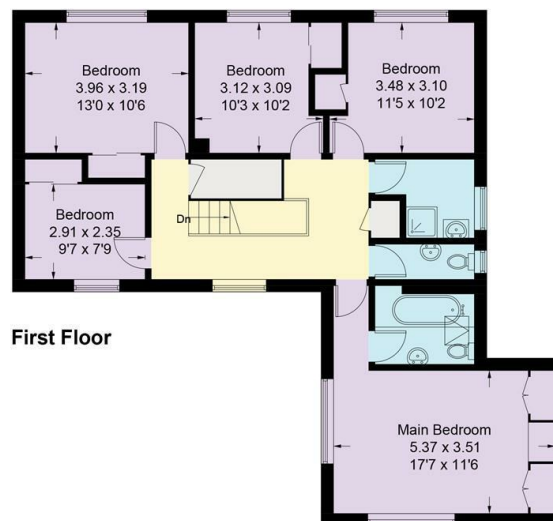
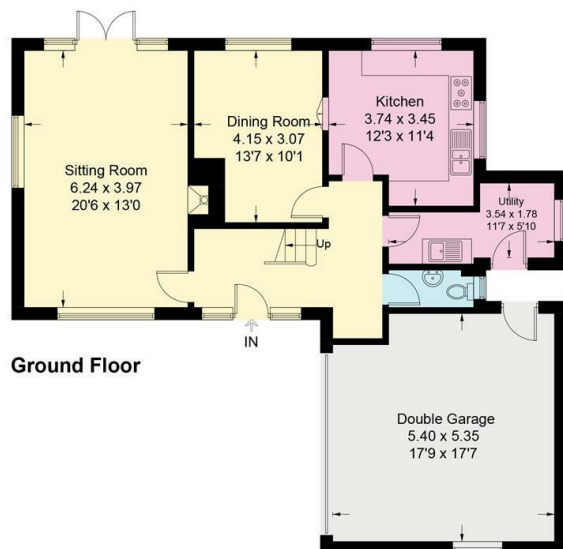


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1165844)

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

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## Useful Information

**Tenure:** Freehold

**Postcode:** GL7 6EL

**Viewing:** Strictly by appointment through Whitaker Seager.

**Fixtures and Fittings:** Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

**Local Authorities:** Cotswold Distric. Council Tax Band F and EPC rating D

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

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