



Chaucer Court, Ewelme OX10 6HW



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Enjoying a private elevated position with a very secluded garden this attractive family home offers 4 bedrooms and 3 reception rooms and kitchen. There is also a utility room, side store, garage in a block to the front and carport.

The house opens to a large private deck across the rear with a stepped path rising through 2 meadow areas where wildflowers seed, to a lawn and shed at the top.

An array of PV cells generate electricity and benefit from the most generous feed in tariff with 12 years to run, earning an Income of £1800 over the last 12 months. The vendors electricity and oil costs were £1440, giving a profit of £360 in the last 12 months.



Tenure - Freehold

Accommodation

The property is double glazed with oil central heating to radiators.

Front door and side window to:

Hallway: Wood style floor, stairs to landing with cupboard under, window to front and radiator.

Cloakroom: White 2-piece suite, tiling, window.

Study: 9'7 x 6'2 Window to front, woodblock floor, fitted desk and shelving, radiator.

Sitting Room: 15'5 x 10'10 Tiled fireplace with wood surround and marble hearth, fitted log stove. Display shelving and cupboards flank the chimney breast.

Window to the side and French doors out to the decking at the rear, wood style floor, radiator.

Dining Room: 11'7 x 8'11. Wood style floor, radiator, French doors opening to decking.

Kitchen: 11' x 7'11 Window to rear, range of storage units with worktops and white sink. Appliance spaces, tiled floor, downlights. In a hall: radiator tiled floor.





Utility cupboard with stacking space for washing machine and tumble dryer, oil boiler and hot water tank.

Utility Room: 15'5 x 6'6 Window to rear, door to the front. Extensive range of storage units, sink, tiled floor space for freezer. Door to side store.

Side Store: 13'4 x 8'3 Useful covered storage area with open way out to rear garden and stable door to utility.

Stairs to Landing: Window to front, wardrobe.

Bedroom 1: 13'2 x 11'9 (incl. wardrobes) Window to rear, two wardrobes, radiator and down lighters.

Bedroom 2: 11'9 incl. wardrobe x 10'10 Window to rear, radiator and wardrobe.

Bedroom 3: 11'10 x 8'4 Window to rear, radiator, wardrobe.

Bedroom 4: 9'9 x 6'3 max. Window to front, radiator, fitted bed base.

Bathroom: Fitted with a white 3-piece suite, wood style floor, chrome radiator, window.

Outside

To the Front: A stepped path leads up through areas of lawn to the front door. The lawn is interspersed with island and border shrubs and plants.

There is a communal drive at the bottom of the steps, from here there is:

Garage in a block with up/over door and power, (it is the 3rd from the left.

Carport: Marked number seven.

Rear Garden: Full width area of decking with raised border to one side and a canopy with climbing plants above. The retaining wall has central steps leading through a natural garden full of wildflowers at the top there is an area of lawn attractive wall to the rear boundary and timber side fencing.

Raised vegetable and fruit beds with timber borders further shrub planting and trellis with climbing plants. Timber shed.



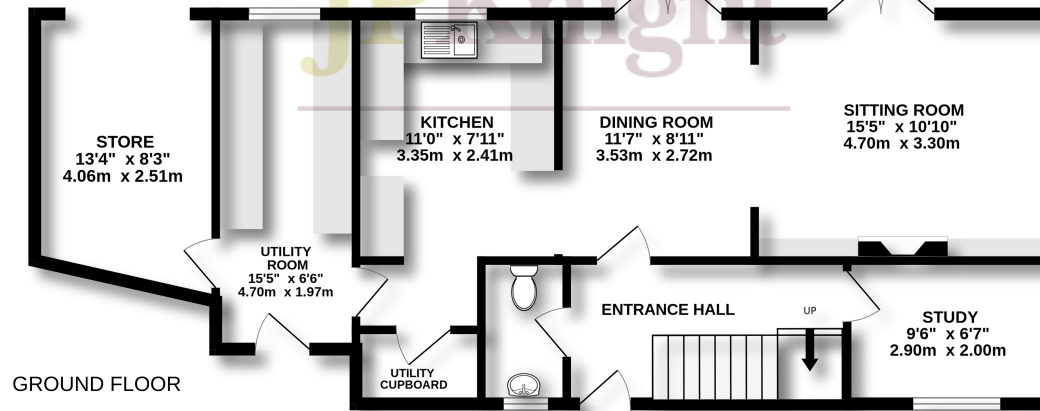
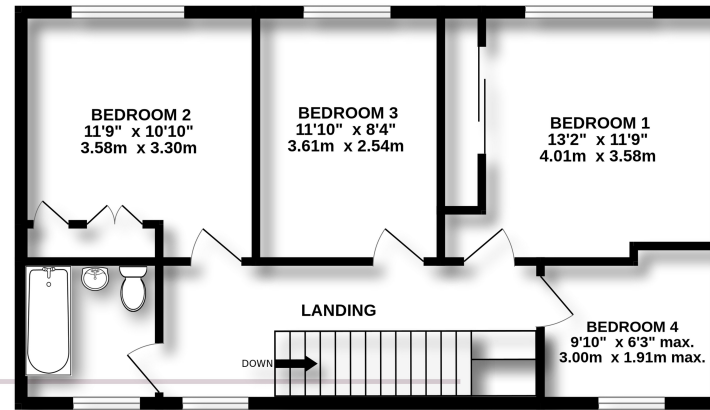
Directions: Turn right from our offices in St Martins Street, right into the High Street and continue over Wallingford Bridge. Follow this to the roundabout on the A4074. Take the 2nd exit into Clack's Lane, continue to the end of the road. Turn right and immediately left signposted Ewelme village. Continue through to the Pond and turn right by the Village Store up the hill where Chaucer Court is on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	54 E
21-38	F		
1-20	G		

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



1ST FLOOR



TOTAL FLOOR AREA : 1258sq.ft. (116.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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