



1 Cat Lane Cottages, Cat Lane, Ewelme OX10 6HX



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Coming to the market for the first time on over 30 years is this charming grade II listed cottage dating back to 17th Century with later additions. It has been totally renovated throughout to an exacting standard whilst maintaining a wealth of period features. The spacious accommodation is arranged over three floors boasting five bedrooms (two with ensuite cloakrooms), two bathrooms, two reception rooms and a large triple aspect kitchen/breakfast room. The extensive southeast facing rear garden is very secluded mainly laid to lawn, with fruit trees and there is driveway parking to the front for several cars. This quaint Oxfordshire village has a local village store and public house and is within easy access to the shops and amenities of Benson just a five minute drive away.



Tenure - Freehold

The property has oil fired central heating to radiators and some double glazing.

Accommodation

Entrance Hall: Parquet floor, radiator, cloaks area.

Living Room: 22'8 x 15'3 Two windows to side, Inglenook fireplace with brick surround, timber beam, tiled hearth and log store, ceiling timbers, under-stair cupboard, two recessed wall cupboards, stairs to landing.

Family Room: 13'10 x 13'10 Window and door to garden, fireplace with brick surround and hearth and wooden mantel, alcove with shelving and cupboard under, ceiling timber.

Inner Hallway: Double aspect, access to cellar, radiator, wood floor.

Kitchen/Dining Room: 18'7 x 17'8 Triple aspect with stable door to garden, range of storage units with wooden worktop and island, double Belfast sink, single oven, induction hob with extractor hood above, integrated dishwasher and fridge/freezer, walk-in larder, radiator, downlighters.





Shower Room: Window to front, white three-piece suite including large walk-in shower and basin vanity unit, tiling, chrome radiator, wood floor, walk-in storage cupboard, loft access.

Utility: 9'8 x 5'9 Window to front, wood floor, chrome radiator, downlighters, provision for appliances.

Stairs to 1st floor landing from Living Room: Downlighter.

Bedroom 1: 14'5 x 14'0 Window to front, fitted wardrobe, radiator.

Cloakroom: Velux window, white two-piece suite, eaves storage, radiator.

Bedroom 3: 12'6 x 14'6 Window to side, cast iron fireplace with wooden surround, under-stair storage cupboard, fitted wardrobe.

Bathroom: Window to front, white four-piece suite illuminated mirror, chrome radiator, downlighters, wood style floor.

Bedroom 4: 11'4 x 9'6 Velux window, ceiling and wall timbers, eaves storage, loft access, scaled ceilings.

Bedroom 5: 9'6 x 7'8 Velux window, ceiling and wall timbers, exposed brick wall, radiator.

Stairs to 1st floor landing from Kitchen.

Bedroom 2: 17'2 x 14'2 Window to rear, scaled ceilings, radiator.

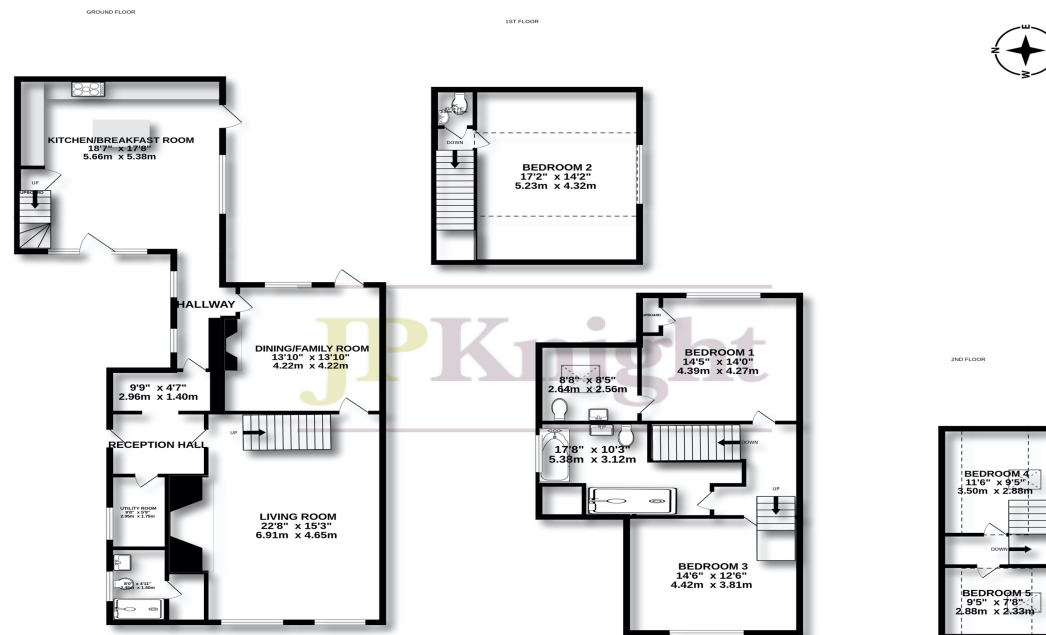
Cloakroom: White two-piece suite.

Outside

The secluded south east facing rear garden is mainly laid to lawn interspersed with fruit trees and a mature hedge boundary.

There is a gravel driveway to the front flanked with a hedge, and cobbled path to the front door.





TOTAL FLOOR AREA : 2319 sq.ft. (215.4 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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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.



Directions

Turn right from our offices in St Martins Street and first right into the High Street. Continue over Wallingford Bridge and continue to the roundabout on the A4074. Take the 2nd exit towards RAF Benson and 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 the property is on the right hand side.

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