



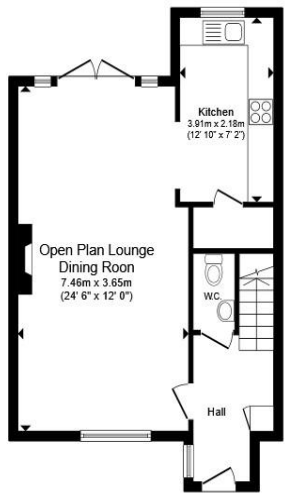
Little Wren Cottage, Nolay Close, Ewelme, Wallingford OX10 6HG

Welcome to

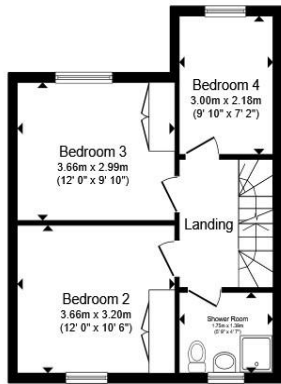
Little Wren Cottage, Nolay Close, Ewelme, Wallingford

This modern charming home offers underfloor heating to the ground and first floor from an air source heat pump. The accommodation is arranged over three floors and comprises entrance hall, cloakroom, open plan lounge/dining room with feature skylights, log burner and a fully fitted kitchen with large understairs cupboard. To the first floor is three bedroom and shower room with second staircase access to the dual aspect master bedroom and en-suite bathroom. Outside to the front is two parking spaces, a garage and carport which has been converted to offer a home office/gym/annex, utility room, first floor office and storeroom/workshop. The rear garden is being an South Easterly facing and offers a high degree of privacy.





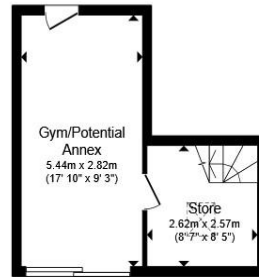
Ground Floor



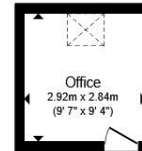
First Floor



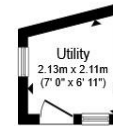
Second Floor



Outbuilding 1



Outbuilding 2



Outbuilding 3

Total floor area 151.5 m² (1,630 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Hall

Living Room

24' 6" x 12' (7.47m x 3.66m)

Kitchen

12' 10" x 7' 2" (3.91m x 2.18m)

Landing

Bedroom 2

12' x 10' 6" (3.66m x 3.20m)

Bedroom 3

12' x 9' 10" (3.66m x 3.00m)

Bedroom 4

9' 10" x 7' 2" (3.00m x 2.18m)

Shower Room

5' 9" x 4' 7" (1.75m x 1.40m)

Bedroom 1

10' 8" x 9' 3" (3.25m x 2.82m)

En-Suite

7' 8" x 5' 3" (2.34m x 1.60m)

Gym

17' 10" x 9' 3" (5.44m x 2.82m)

Store

8' 7" x 8' 5" (2.62m x 2.57m)

Office

9' 7" x 9' 4" (2.92m x 2.84m)

Utility

7' x 6' 11" (2.13m x 2.11m)

Welcome to

Little Wren Cottage, Nolay Close, Ewelme Wallingford

- Stunning Village Location
- Four Bedrooms
- Home Office/Gym/Annex
- Cul-De-Sac Position
- Arranged over Three Floors

Tenure: Freehold EPC Rating: C
Council Tax Band: D

The village of Ewelme is an attractive historic village in Oxfordshire situated within a conservation area which enjoys some beautiful countryside, pretty cottages and houses of spectacular architecture. It lies 14 miles south of Oxford, and the local town of Wallingford is some 4 miles away. The village has a church, a pub (The Shepherds Hut), the oldest functioning C.E. primary school in the country (1437), a pre-school. Nearby are ancient watercress beds maintained by the Chiltern Society. Ewelme also has a village shop, located in the Old Post Office, in the centre of the village. The market towns of Wallingford and Henley are within a short drive and offer a full selection of amenities. The M40 can also be accessed and Cholsey railway station is 6 miles away.

£750,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WLF105234 - 0003

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