



## 10 Wingfield Close

Ewelme, Wallingford, OX10 6JY

**Guide price £425,000**



A charming 2 bedroom property tucked away in a peaceful cul de sac location in the sought after village of Ewelme.



## Description

A charming 2 bedroom property tucked away in a peaceful cul de sac location in the sought after village of Ewelme.

Enter the property into the reception hall leading to the light and spacious living room, with fireplace, built in dresser and views over the front garden.

To the rear of the property is the kitchen, with ample worktop space, serving hatch and rear door. Also off the living room is the dining room / conservatory with door to rear.

Upstairs to landing with storage

Double bedroom to the front of the property with built in cupboard and ensuite shower room with WC and basin.

Second double bedroom to rear of the property

Family bathroom with shower over bath, WC and basin.

Outside to

Sunny south facing garden with decking and patio

Gated access to rear / side path leading to the front of the property  
2 parking spaces to the front (potential to extend parking)

Front garden

The property benefits from having a modern air source heat pump, insulation upgrades that has significantly improved the running costs of the property.

Communal management fee £18 per month

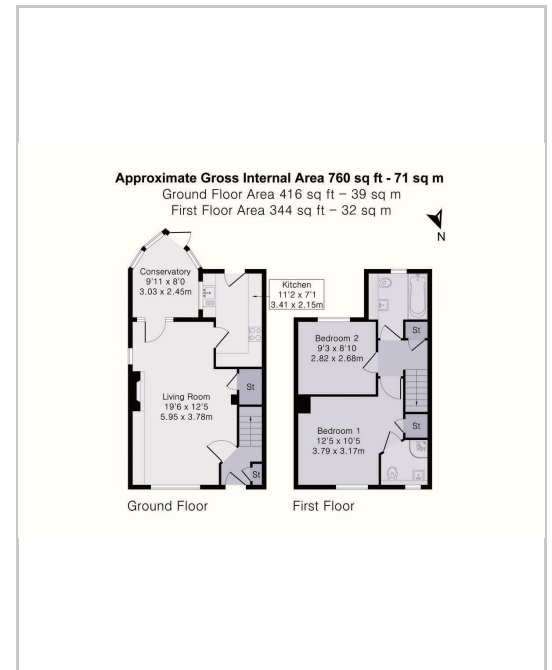
Ewelme is a picturesque village with traditional architecture, beautiful surroundings, local village shop, tearoom, pub and pond, yet within easy access of Oxford, Reading and London, making it an ideal location for those looking for countryside living with all amenities nearby.

Wallingford town centre is also within a short drive, with its popular market place and local shops, café's, bars and restaurants along with Waitrose and nearby Lidl. Wallingford is located within easy access to the M4, M40 and A34, Harwell campus and mainline stations can be found at nearby Cholsey & Didcot.

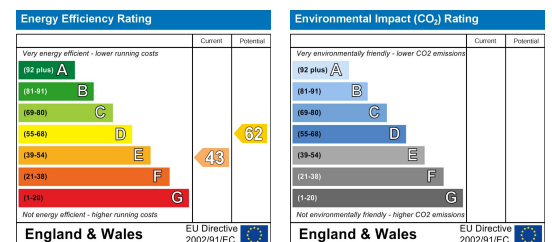
## Area Map



## Floor Plans



## Energy Efficiency Graph



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