



Green Lane, Ewelme, OX10 6DA

Offers Over £425,000

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Offered to the market with no onward chain and situated on a generous plot is this three bedroom semi detached property overlooking fields. A fantastic opportunity for buyers, developers or those looking to create their dream home.

The property occupies a generous plot with a good-sized garden and offers excellent scope for improvement, modernisation and potential extension, subject to the necessary planning consents. The accommodation currently comprises a spacious lounge, separate dining room, kitchen and downstairs shower room to the ground floor. Upstairs, there are three well-proportioned bedrooms, providing plenty of space for family living.

The property is in need of refurbishment throughout, but this presents an exciting opportunity to transform and modernise the existing accommodation to suit individual tastes and requirements. The generous plot and garden further enhance the property's appeal, with potential to create a larger and more contemporary family home.





Key Features

- Semi detached property
- Situated on a generous plot
- Driveway parking
- No onward chain
- Scope for further improvements
- Village location



The Location

The village of Ewelme is in South Oxfordshire a short drive from the historic market town of Wallingford and riverside village of Benson and has its own unique features including watercress beds a village store and cloister gardens. Also within the village is a well regarded preschool and primary school as well as a local pub and restaurant. The village is also within commutable distance to Oxford & Reading with the nearest station to access London Paddington being in the village of Cholsey only 7 miles away.

Some material information to note: , Mains water, mains electrics, mains drains. Ofcom checker indicates standard to superfast broadband is available. Ofcom checker indicates mobile availability and data voice calls could be compromised with some major providers. The government portal generally highlights this as an unlikely/very low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.

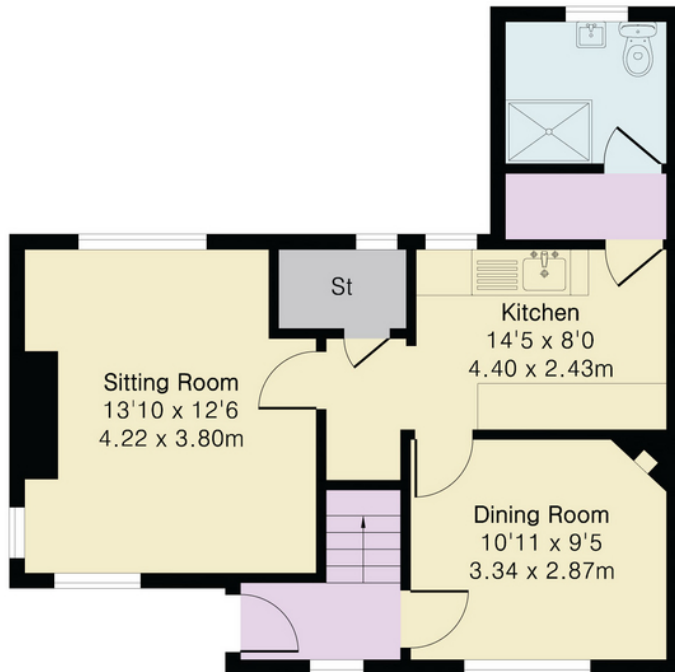


**Approximate Gross Internal Area 963 sq ft - 90 sq m
(Excluding Garage)**

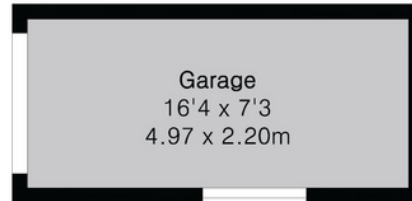
Ground Floor Area 515 sq ft – 48 sq m

First Floor Area 448 sq ft – 42 sq m

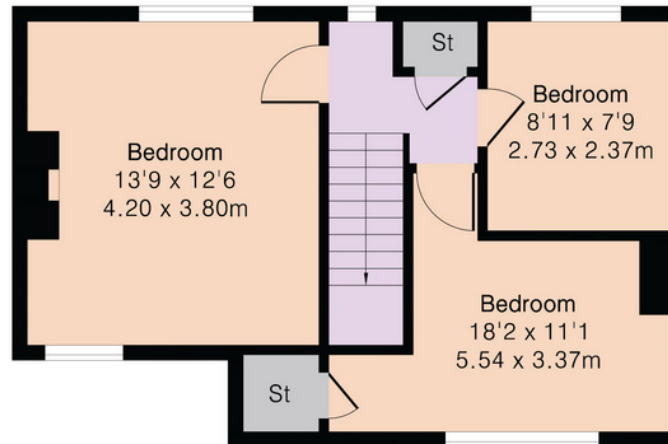
Garage Area 118 sq ft – 11 sq m



Ground Floor



Garage



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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