Britwell Road, Ewelme, OX10 6JA

Offers In Excess Of £525,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS

The Property

Upon entering you are greeted by a good-sized porch leading to a downstairs cloakroom and utility area. You then go through to the newly designed and fitted open plan Kitchen with a central island and quartz work surfaces with views across the private rear garden. The separate living room and garden room with doors out onto the garden rounds off the ground floor of this ideal family home.

The first floor is comprised of three good sized double bedrooms two with built in storage and a good sized family shower room with under floor heating.

The outside of the house you have a block paved driveway with parking for three cars. there is a side gate taking you to the private South facing garden with a good sized patio perfect for alfresco dining.

Key Features

- Three double bedrooms
- Fully renovated throughout
- Quiet no through road
- Countryside views
- Private south facing garden
- Separate kitchen and living room

The Location

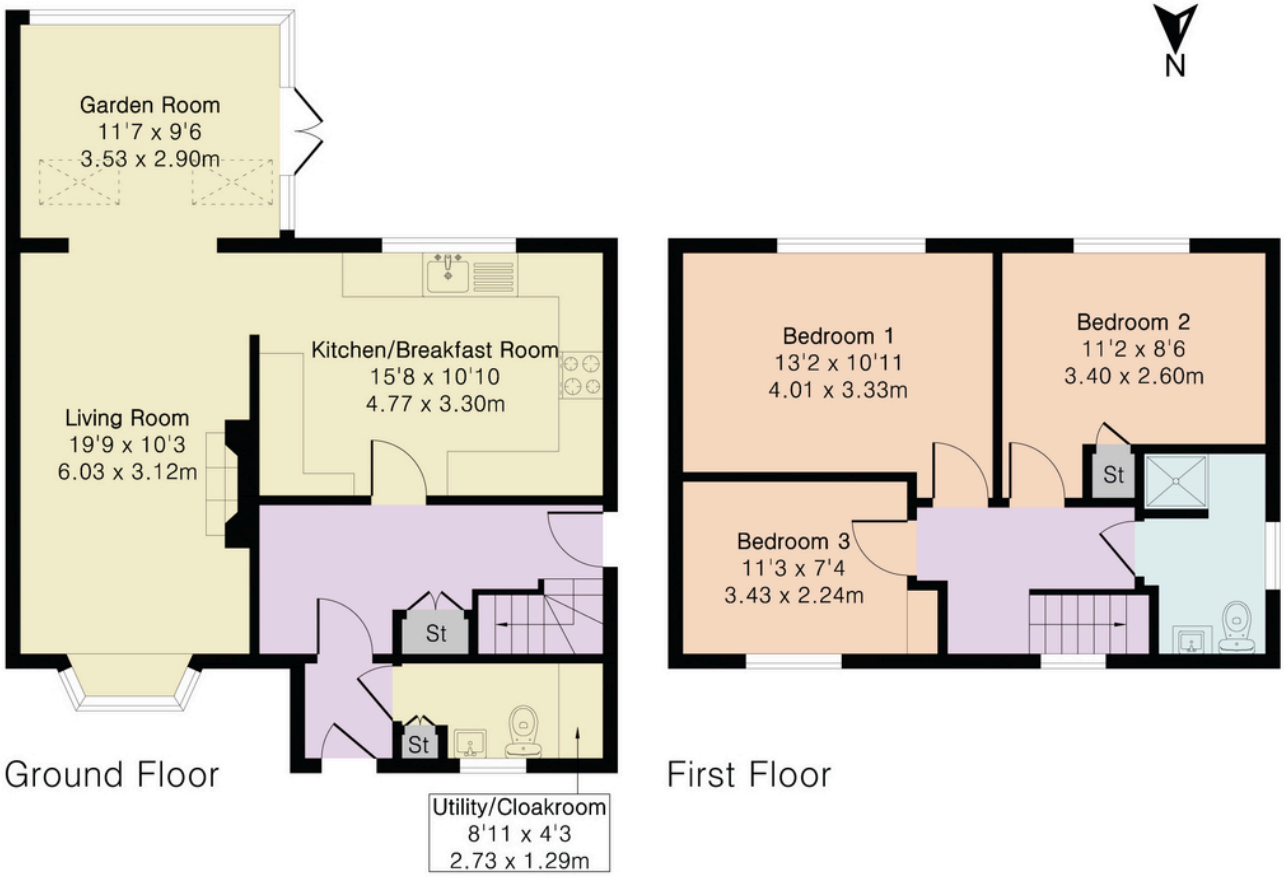
The village of Ewelme is in South Oxfordshire a short drive from the historic market town of Wallingford and riverside village of Benson and has its own unique features including watercress beds a village store and cloister gardens. Also within the village is a well regarded preschool and primary school 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: Oil central heating, 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. Buyers should be aware the loft has spray foam insulation and has been inspected by Timber Wise, a survey can be provided to this effect. 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 1119 sq ft - 104 sq m

Ground Floor Area 654 sq ft – 61 sq m

First Floor Area 465 sq ft – 43 sq m



PINK PLAN

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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Wallingford Office
72 High Street, Wallingford
Oxfordshire, OX10 0BX

T 01491 833 833
E wallingford@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

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