



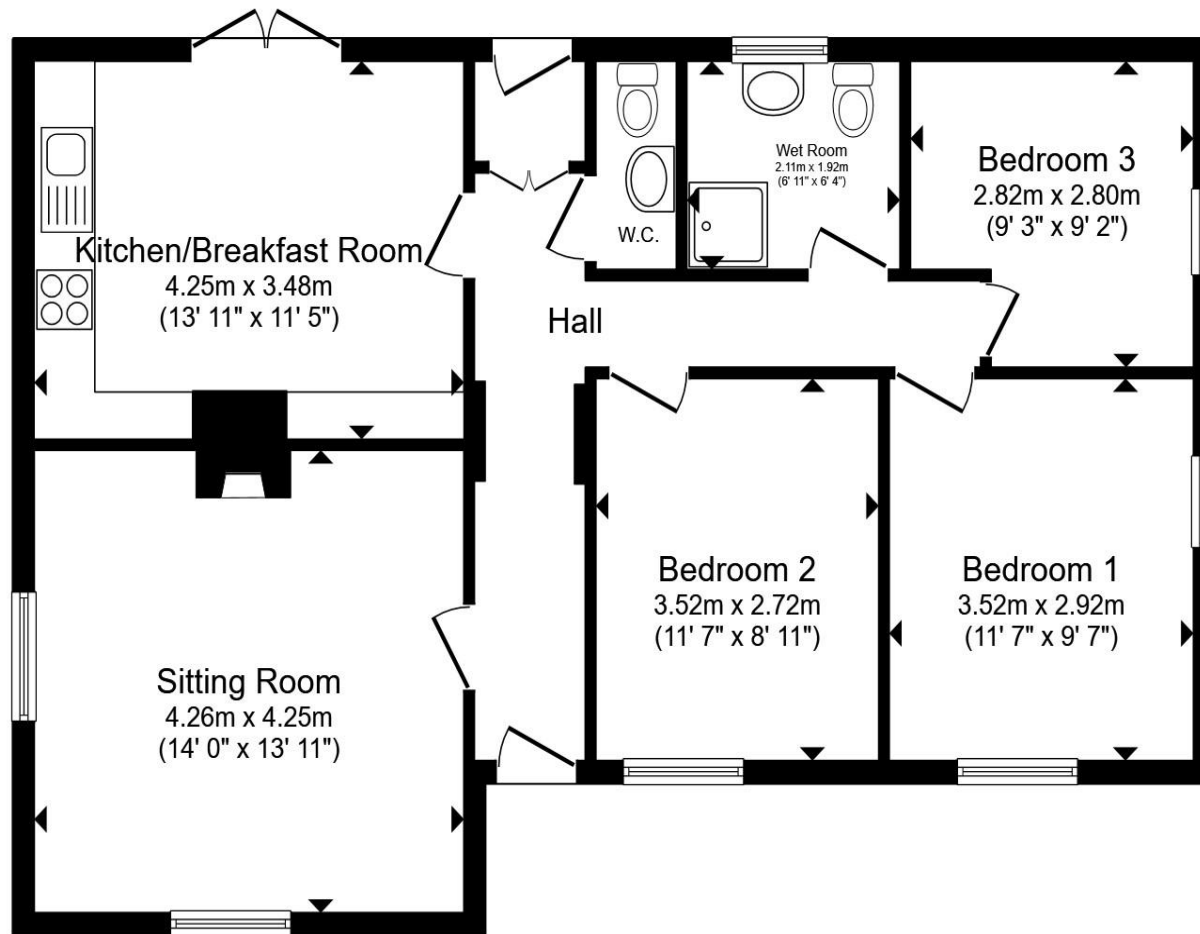
October Cottage, The Street, Ewelme, Wallingford OX10 6HU

Welcome to

October Cottage, The Street, Ewelme, Wallingford

Tucked away in the picturesque village of Ewelme, this beautifully presented detached bungalow - which has been recently renovated throughout - offers a wonderful blend of comfort, versatility, and future potential to create a larger family home by extending into the loft(stp). Step inside and discover a welcoming dual aspect sitting room, flooded with natural light and enhanced by a charming wood burner - the perfect spot to relax or entertain guests. The modern kitchen breakfast room provides a sleek setting for home cooking, while the spacious layout ensures accessibility for all. Outdoors, you'll find the gardens superbly maintained and brimming with seasonal colour, creating a tranquil space to unwind. There is ample driveway parking, as well as a delightful original brick-built outhouse which also offers potential for expansion.





Entrance Hall

Sitting Room

14' x 13' 11" (4.27m x 3.96m 11)

Kitchen/Breakfast Room

13' 11" x 11' 5" (4.24m x 3.48m)

Cloakroom

Inner Hallway

Bedroom 1

11' 7" x 9' 7" (3.53m x 2.92m)

Bedroom 2

11' 7" x 8' 11" (3.53m x 2.72m)

Bedroom 3

9' 3" max x 9' 2" (2.82m max x 2.79m)

Wet Room

Driveway

Front Garden

Rear Garden

Brick Outhouse

Total floor area 79.7 m² (858 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

Welcome to

October Cottage, The Street, Ewelme Wallingford

- Nestled In the Charming Village of Ewelme
- A Move-In-Ready Bungalow
- Scope to Enlarge the Property(stp)
- Original Brick-Built Outhouse
- Superbly Maintained Gardens

Tenure: Freehold EPC Rating: E
Council Tax Band: E

£700,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WLF105295



Property Ref:
WLF105295 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **allen & harris**



01491 835135



wallingford@allenandharris.co.uk



6 St. Marys Street, WALLINGFORD, Oxfordshire,
OX10 0EL



allenandharris.co.uk