



The Street, Ewelme, OX10 6HQ

£800,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Situated in the heart of a charming and picturesque village, this delightful four-bedroom character cottage presents a rare opportunity to acquire a much-loved family home, on the market for the first time in over 50 years.

Retaining many original features, the cottage boasts three generous reception rooms consisting of, living room with open fireplace, dining room, plus an additional snug and downstairs cloakroom. On the first floor there are four well proportioned bedrooms plus a family bathroom, all with own their unique features. To the side of the property there is a mature and fully enclosed, East facing garden. The property also benefits from driveway parking and detached garage. Situated in a friendly village community with local amenities and countryside walks nearby, this characterful home is ideally suited to buyers wanting put their own stamp on a property steeped in history and charm. Early viewing is highly recommended. 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. 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.





## Key Features

- Charming village Cottage
- Four well proportioned bedrooms
- Three reception rooms with original features throughout
- No onward chain
- Driveway parking and detached garage
- First time on the market in over 50 years
- Opportunity for modernisation throughout



## 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.



Thomas Merrifield and their clients give notice that:

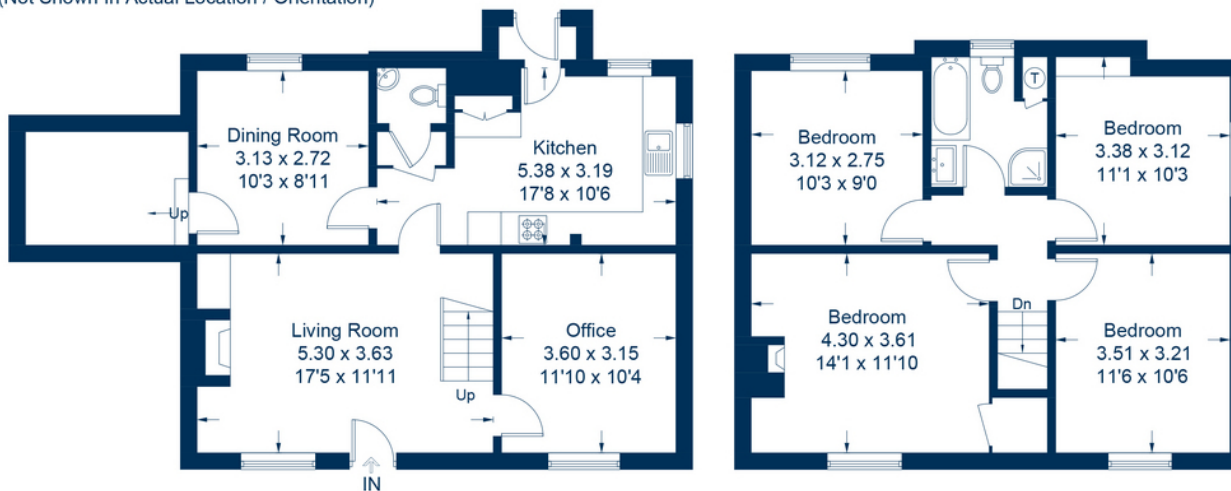
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Approximate Gross Internal Area  
Ground Floor = 67.3 sq m / 724 sq ft  
First Floor = 60.4 sq m / 650 sq ft  
Garage = 30.5 sq m / 328 sq ft  
Total = 158.2 sq m / 1,702 sq ft



(Not Shown In Actual Location / Orientation)



### Ground Floor

### First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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