



Green Lane, Ewelme  
OX10 6DA

£497,000

Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A superbly presented and extended family home, occupying a pleasant spot in this semi rural location with views overlooking fields.

The property is approached via an entrance porch, leading into a welcoming entrance hall. The heart of the home is the impressive open-plan lounge, dining, and kitchen area, designed create an ideal space for both entertaining and everyday living. A utility room adds convenience, while a downstairs shower room provides everyday ease. Upstairs, there are three generously sized double bedrooms, all well-presented and offering ample space for furniture. The first floor is completed by a modern family bathroom. Externally, the rear garden is a true highlight—private and enclosed, featuring a well-maintained lawn, patio area, and mature planted borders. To the front of the property there is ample driveway parking plus a single garage.

This stylish home combines countryside charm with contemporary comfort and must be viewed to fully appreciate the space and setting on offer.







## Key Features

- Detached family home
- Desirable location with field views
- Garage and driveway parking
- Stlish open plan living, dining and kitchen
- Three double bedrooms
- Utility and downstairs shower 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.

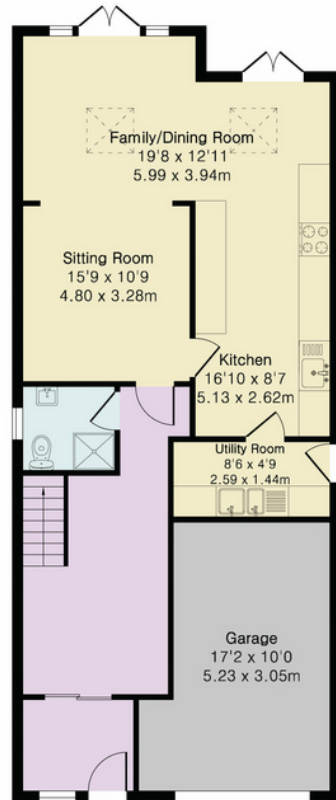


**Approximate Gross Internal Area 1276 sq ft - 118 sq m  
(Excluding Garage)**

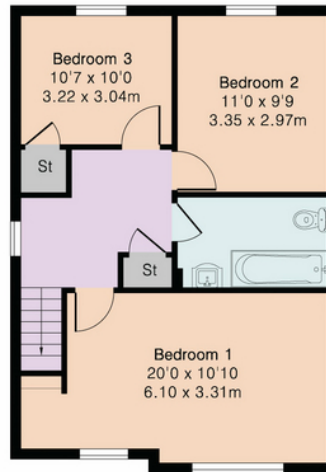
Ground Floor Area 725 sq ft – 67 sq m

First Floor Area 551 sq ft – 51 sq m

Garage Area 184 sq ft – 17 sq m



Ground Floor



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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