



Cresswell House, The Street, Ewelme OX10 6HQ



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A magnificent family home, built to an exacting standard in a Victorian style just over 20 years ago. It is set in this charming, sought after village with superb views across the renowned watercress beds to the front.

It features beautifully presented accommodation comprising 4 main bedrooms and 3 bathrooms to the first floor, with two versatile bed/loft rooms on the 2nd floor: the ground floor has a fabulous 24' kitchen-breakfast-family room, a triple aspect drawing room and a 16' living room.

Attractive features such as arched doors/windows, stone fireplaces and log stoves, corniced ceilings and panelled dados abound.

A long, gated drive leads to a double width garage and there are secluded terraced gardens with lovely views across the valley.

Accommodation

The property is double glazed with oil central heating to radiators.

Tenure - Freehold

Reception Hall: Tiled floor, panelled dado, ceiling cornice and rose, stairs to landing.

Cloakroom: White 2-piece site, tiled floor, panel dado, downlights, radiator.

Drawing Room: Triple aspect with central stone fireplace and log stove, French doors open to the garden, wood floor and ceiling cornice, bay window, 2 radiators.

Living Room: Double aspect with plantation shutters, dado rail, wood flooring, radiator. Stone fireplace with log store. One wall fitted with book shelving, concealing passage to the kitchen.

Kitchen/Breakfast/Family Room: Beautifully fitted with in-frame units, granite worktops, large island breakfast bar and with 'Lacanche' range cooker, extractor, wine fridge, microwave, dishwasher, fridge and freezer. Large skylights, tiled floor, down lighters. French doors to the garden, 2 radiators.

Utility Room: Stable door to the drive, cupboards, Belfast sink, appliance recess, cupboard housing oil-fired boiler.

Stairs to Galleried Landing: Panelled dado, vaulted ceiling, stairs rise to the second floor gallery. Linen and storage cupboards.





Bedroom 1: Front double aspect window with plantation shutters, dado rail, beamed & vaulted 15'4 ceiling, two wardrobes, concealed entrance to:
En Suite Bathroom: White 3-piece suite including roll top bath, panelled dado, window, tiled floor, downlights.

Bedroom 2: Entrance with fitted book shelving, 2 windows to the rear, wardrobe, dado rail, vaulted and beamed ceiling.
En Suite Bathroom: White 3-piece suite incl. enclosed bath with shower unit, tiling/panelling, down lighters, tiled floor and window.

Bedroom 3: Front aspect window with plantation shutters, dado rail, down lighter.
Bedroom 4: Wardrobes and shelving, rear aspect and dado rail.
Bathroom: White 4-piece suite including enclosed bath, large shower cubicle, panel dado, tiled floor, window with plantation shutters, down lighters.

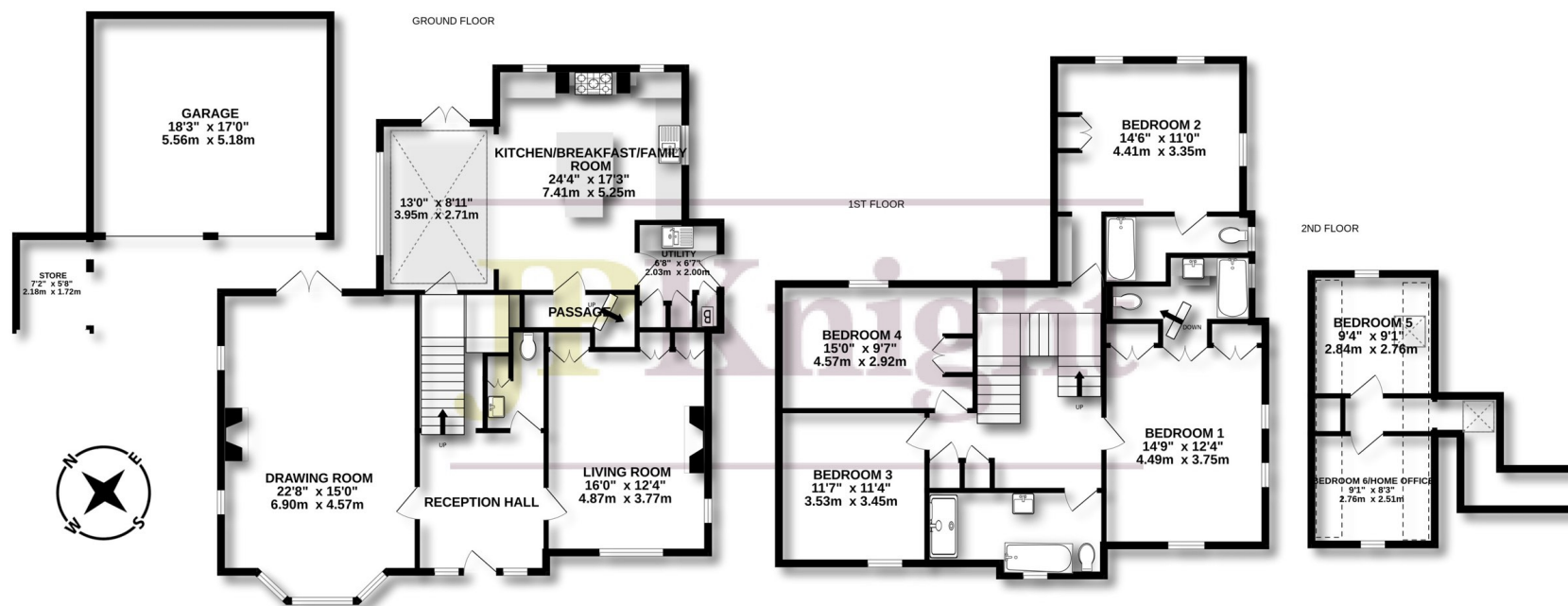
Stairs to 2nd Floor Galleried Landing: Storage cupboard.

Bedroom 5/ Loft Room 1: Fitted with bespoke office furniture. Rear aspect, Velux, wood floor, scaled ceiling, down lighters.
Bedroom 6/ Loft Room 2: Front aspect window with plantation shutters, scaled ceiling and down lighters.

Outside To the front there is a wall and hedge with a path leading to the front door, a gated block paved/gravel drive leads to:
Double Garage: 18'3 x 17' Twin electric up/over doors with oak framed side porch.

Rear Gardens: Attractively landscaped and offering excellent privacy there is an area of artificial grass immediately behind the kitchen with walled border and a tiered terrace across the rear and down to one side with flower borders, mature side hedge, gate to the drive. An archway leads to a flight of steps up to the main garden which comprises a central lawn, flower and shrub borders and a pergola running across the full width of the rear with mature climbing roses and wisteria. Offset to one side a further raised circular brick terrace with wrought iron railings affording lovely views and the valley opposite. Greenhouse.





TOTAL FLOOR AREA : 2799sq.ft. (260.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



Directions: Turn right from our offices, at the traffic lights turn right into the High Street, continue over the bridge into Crowmarsh Gifford. Continue to the roundabout on the A4074, take the 2nd exit into Clacks Lane. At the T-junction, after 1.6 miles, turn right, then immediately left, and then 1st left again, into Days Lane. This will lead into the Street, continue along here and the property will be found on the right.