



## A delightful Grade II Listed country house

Fields End, Ewelme, Oxfordshire OX10 6HP





Entrance hall • Sitting room • Dining room • Family room  
 Kitchen/dining area • Pantry • Utility • Shower room  
 4 Bedrooms • Dressing room/bedroom 5 • 2 Bathrooms  
 Basement • Garage/workshop • Carport • Gardens

### Description

This delightful detached Grade II Listed house offers four bedrooms and spacious, comfortable accommodation and a wealth of original character. The property which has been fully restored to the highest of standards is set in a delightful garden and has splendid red brick and flint elevations, as well as exposed timber beams and original fireplaces throughout. There are three reception rooms on the ground floor, including the well-proportioned sitting room, which has a large open fireplace and welcomes plenty of natural light through two windows fitted with shutters. There is a smaller sitting room, which makes for a cosy family room, while the formal dining room is the ideal setting for family meals or entertaining guests. The pleasant open-plan kitchen and dining area has bespoke wooden units and an Everhot stove, while there is also space for a dining table. Upstairs there are four generous double bedrooms, each of which is well presented and comfortable, while there is also a dressing room, which could be used as a fifth bedroom if required. The four main bedrooms are all of similar proportions, with two including fitted storage. The principal bedroom and second bedroom share an en suite bathroom with a

freestanding roll top bathtub, a separate shower unit, and a stylish exposed stone wall. There is a second bathroom also on the first floor, while the ground floor has a shower room.

### Outside

At the front of the property, double five-bar timber gates open onto a gravel driveway, which leads to the large detached garage, carport and workshop space. The picturesque front gardens are enclosed by a white wrought-iron fencing and red brick walls, and has an area of lawn, flowerbeds with lavender and a variety of other plants, and several trees. To the rear there are further enchanting gardens, with paved terrace areas, a round oak and glass garden pod.

### Situation

Fields End is in the most favoured part of the charming and historic Oxfordshire village of Ewelme, which is famous for its lovely period buildings, unique church and watercress beds. This most attractive village, has a pub, community shop and coffee shop. It lies to the north west of Henley-on-











Thames and is just 15 miles from Oxford and 4 miles from the market town of Wallingford, all of which offer more comprehensive shopping (Waitrose) and recreational facilities. The village is surrounded by open farmland within 100m of the house with connections onto an extensive footpath and bridleway network through magnificent countryside all set in the Chiltern Area of Outstanding Natural Beauty.

The excellent village primary school, founded in 1437 and the oldest still in use in the country, is a short walk from the house. Other independent schools such as The Oratory, Cranford House, Rupert House, Chandlings Manor and Moultsford Prep are nearby, and senior schools such as Pangbourne College, Bradfield College, Radley, The Oratory and all the Oxford schools are within reach.

There is a mainline rail service from Reading (17 miles) Didcot (10 miles) to London, Paddington which

takes 30 and 45 minutes respectively or Cholsey (6 miles) to London, Paddington from 54 minutes (peak times) with Crossrail due in 2021.

The M40 J6 is just 7 miles away with the Oxford Tube coach connection to Central London, and access to the M25, London Heathrow Airport 45 minutes.

#### Directions

From Henley-on-Thames, take the A4130/Northfield End north away from the town centre, and continue for seven and a half miles, before turning right onto Old London Road, following the sign for Ewelme. After a mile and a quarter, turn right, again following the sign for Ewelme. Immediately turn left onto Days Lane and after a mile, arriving in Ewelme, turn left onto the High Street. Turn right onto Parson's Lane, and you will find the property on your left-hand side.

**Tenure:** Freehold with vacant possession on completion.









Fields End, Ewelme  
Main House gross internal area = 2,893 sq ft / 269 sq m  
Garage building gross internal area = 1,051 sq ft / 98 sq m  
Total gross internal area = 3,944 sq ft / 367 sq m

Savills Henley-On-Thames  
01491 843000  
henley@savills.com



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