



The Old Mansion, Cottesmore Lane,
Ewelme, Oxfordshire, OX10 6HD

 **Griffith & Partners**
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS



DESCRIPTION

With its desirable location, historic charm & connections, The Old Mansion, is a 15th Century, Grade II listed country house and truly a rare find. Set in secluded gardens surrounded on two sides by a listed Tudor wall, this detached property is in need of updating to bring back its former glory.

Inside, the property exudes charm and character, with original features such as exposed beams, original fireplaces, and sash windows adding to its historic appeal. The spacious reception rooms offer plenty of space for relaxing or hosting gatherings, while the well-proportioned bedrooms provide a peaceful retreat at the end of the day.

On entering this splendid property with its WWII connections, you are welcomed into the reception hall with a heavily beamed ceiling, wooden floor and a window to the front. In the corner is a wood panelled cloakroom with hand wash basin and WC. The hallway leads through to the sitting room and dining hall.

The double aspect sitting room with windows to the side and rear, has an open brick fireplace, exposed wall timbers and ceiling beams.

The large open fireplace in the dining hall is a real focal point in the room, with bressummer beam and mantle shelf over and salt recess. Glazed double doors to the garden, exposed ceiling beam, stairs rising to the first floor, doors to the family room and lobby.

The family room is double aspect with window to the front and glazed double doors to the side, a delightful window seat and open fireplace with a wooden surround.

From the small lobby is a large storage cupboard and door into the kitchen with a range of wooden units and built in dresser, pantry, AGA, tiled floor and window to the front. Off the kitchen is the utility/boot room, with space and plumbing for white goods, the central heating boiler, window to the front and side, stable door to the front and door to secondary staircase leading to the master en suite.



The main staircase with mahogany scroll handrail rises to the walk around landing where all five bedrooms and two bathrooms lead off, there is a roof loft and access to hatch to the roof void, large cupboards with water tank and shelved linen storage, windows to the front.

The master bedroom is double aspect with windows to the side and rear, has a cast iron fireplace with mantle shelf, built in wardrobe and door to the en suite bathroom fitted with a free-standing roll top bath, ceramic washstand and WC, window to the side and door with back stairs down to the utility/boot room.

Bedrooms two and three are good size doubles both with fireplaces and built in wardrobes, bedroom four is a smaller double and bedroom five is a large single. There are two bathrooms both with a panel sided bath, hand wash basin and WC.

Outside, a wrought iron fitted gate entrance leads on to the gravelled driveway, parking area and the coach house which has two sets of double doors to the front, garage space to the left, a workshop to the right and a staircase leading to a second floor.

The gardens are on three sides of the house, very private and South facing, the main features of the garden are a magnificent Cedar tree and the pretty stream running though from the famous watercress beds.

SERVICES AND OUTGOINGS:

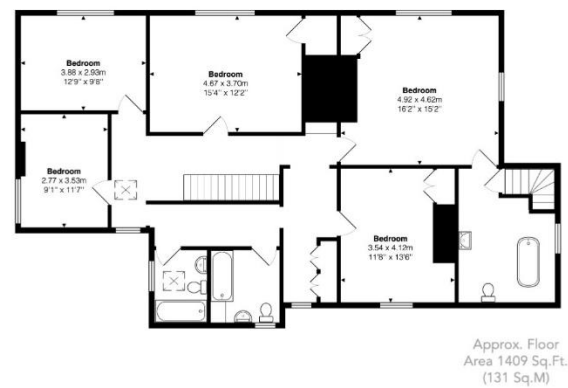
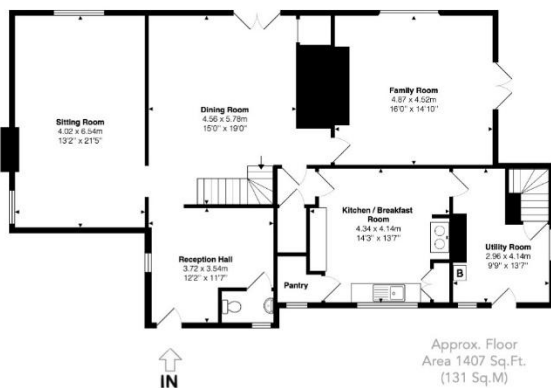
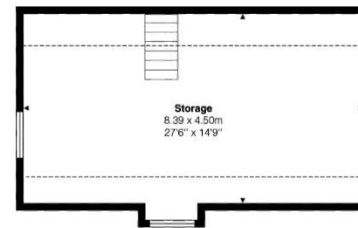
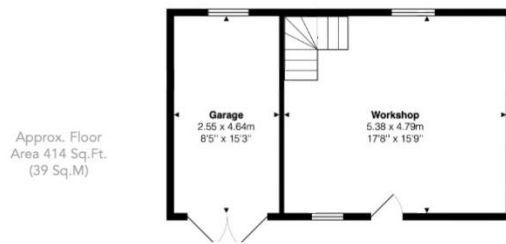
Mains water, drainage and electricity. Oil central heating. South Oxfordshire District Council, Tax Band H.

EPC RATING:

N/A

VIEWING ARRANGEMENT:

Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939.



The approximate total area for the elements of the property represented on the floorplan is 337 SqM (3624 Sq.Ft)

Cottesmore Lane, Ewelme, Wallingford, Oxfordshire, OX10 6HD



This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

Disclaimer: It is not our policy to test services and domestic appliances and cannot verify as to their working order. The purchaser should seek expert advice from solicitors/surveyors. Neither these particulars nor oral representation form any part of any contract and their accuracy cannot be guaranteed.

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