



Goulds House, Ewelme, OX10 6PY

£1,375,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Goulds House offers an exceptional family home with open countryside views.

Once inside you'll find exquisite Herring Bone engineered Oak flooring running throughout the downstairs from the Grand Hallway, into the separate Utility/Boot room, and through to the open-plan Sigma 3 Kitchen, Dining and Family Space complete with the first of two wood burning fireplaces. The Kitchen comes fully equipped with Neff appliances; Double Ovens, Double Proving Draws, Fridge/Freezers, Down-draft extractor system and Snowfall Quartz Worktops.

The separate Lounge offers the perfect evening retreat with cosy carpets and additional wood burner. The sliding Bi-Folds give the ideal frame to the beautiful views beyond the gardens and patio behind.

Upstairs, via the handcrafted Oak staircase, you'll find Five Double bedrooms, a Family Bathroom and Two Ensuites. The Principle Bedroom is unique in shape and spec, with its curved walkway, Walk-in Shower, Luxurious Separate Bath and vaulted window offering breath-taking views to wake up to each morning.

The outside space is just as impressive as the inside with spacious lawned garden and expansive Indian Sandstone paved raised patio making for the ideal entertaining space whilst enjoying the exceptional field views.

These bespoke homes have been finished to a very high standard with Grohe and Villeroy & Boch sanitary ware, Traditional Brick & Flint detail, Underfloor Heating and the latest Bio-drainage system installed. There's also the potential to go into the vast loft space if you wanted the extra room.





## Key Features

- Circa 2500 sqft Living Accommodation
- 380 sqft Double Garage
- Electrical Car Charging Point
- Engineered Oak Herring Bone Flooring
- Concrete 1st Floor Floors with Underfloor Heating Upstairs & Downstairs
- Beautiful Field Views
- Latest Bio-drainage System
- Electric Air Source Heating
- 10 Year New Build Structural Warranty
- Ready to Move into



## The Location

Goulds Heath is a secluded private estate positioned on the Old London Road at the top of Beggarsbush Hill. The location is tucked away in an Area of Outstanding Natural Beauty but highly convenient with the market town of Wallingford only a few minutes drive away and the main road to Oxford, Reading & Henley on your doorstep.

The historic market town of Wallingford is located only 2 miles away and has an excellent range of high street shops and stores including Waitrose Costa Coffee and Pizza Express. There are also a good number of local shops and some fantastic eateries and bars.

Nearby schools include Wallingford Secondary, Moultsford Preparatory School, The Oratory School at Woodcote, Cranford House at Moultsford, St Helen and St Katharine school for girls and Abingdon school for boys in Abingdon.

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Material Information;

Council Tax: TBC

Energy Rating: B

Connections; Mains Water & Electric. Electric Air Source Heating

Drainage; Klargestor Biodisc Tank Sewage System

Broadband: According to [checker.ofcom.org.uk](http://checker.ofcom.org.uk); Standard, Superfast & Ultrafast services are available subject to which supplier. Mobile Signal/Coverage: According to [checker.ofcom.org.uk](http://checker.ofcom.org.uk); Voice & Data Likely available across all providers.

We strongly advise you consult a Solicitor and or surveyor or carry out your own research on the information provided to ensure there have been no unexpected changes to the information above. We do not check the records on a daily basis

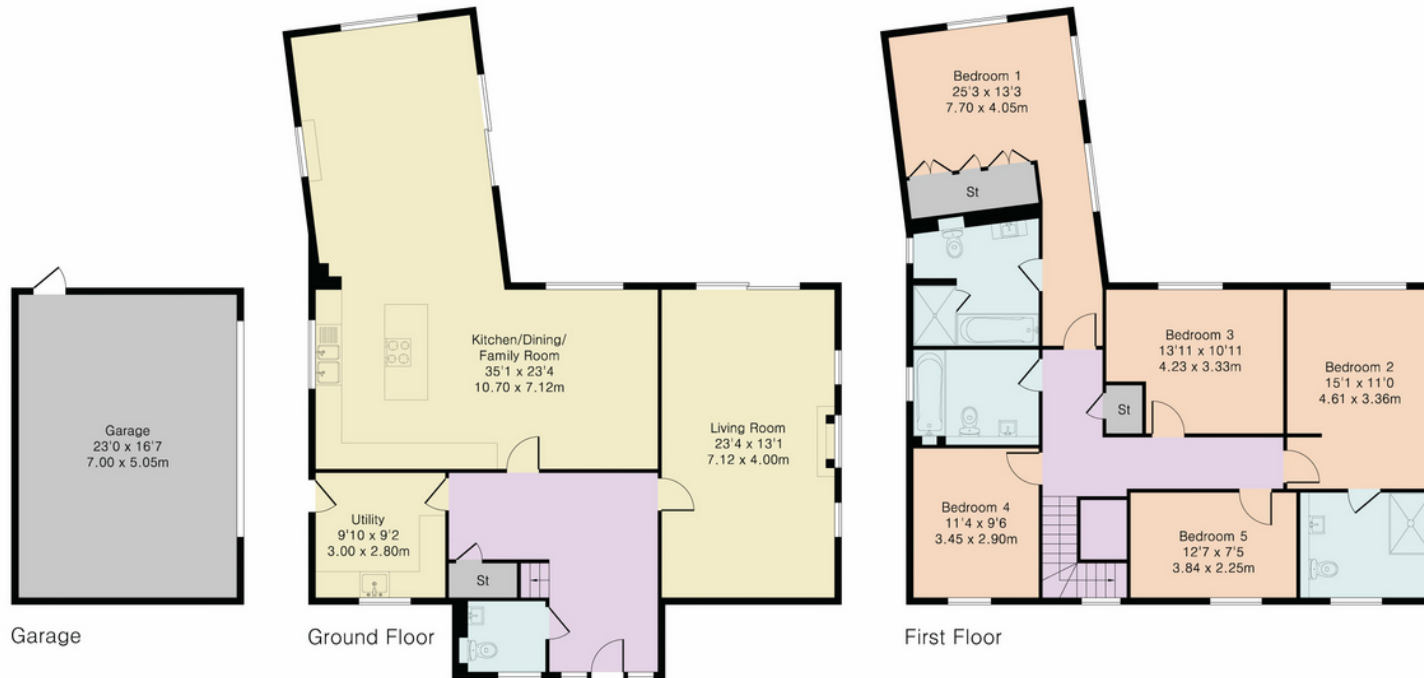


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Approximate Gross Internal Area 2860 sq ft – 265 sq m  
Ground Floor Area 1282 sq ft – 119 sq m  
First Floor Area 1197 sq ft – 111 sq m  
Garage Area 381 sq ft – 35 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



### Wallingford Office

72 High Street, Wallingford  
Oxfordshire, OX10 0BX

T 01491 833 833

E [wallingford@thomasmerrifield.co.uk](mailto:wallingford@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

