



Grove House, Ewelme, OX10 6PY

£1,375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Grove House offers exceptional accommodation fit for the modern family.

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.

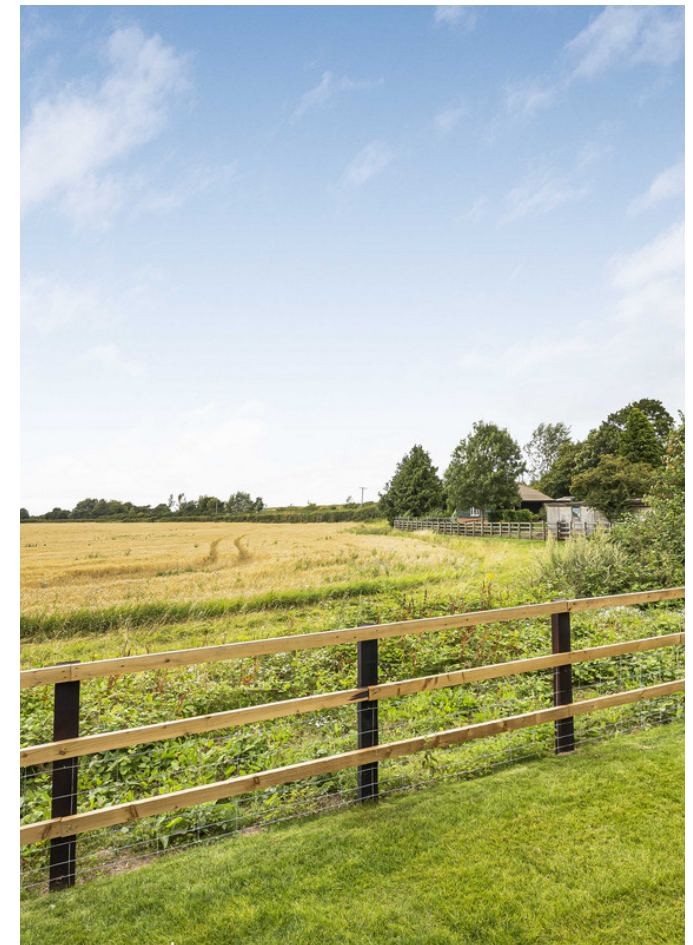
The separate Lounge offers the perfect evening retreat with cosy carpets and additional wood burner. The sliding Bi-Folds give the ideal frame to the beautiful views beyond the gardens and patio behind.

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
- Electric Car Charging Point Installed
- 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, Moulsoford Preparatory School, The Oratory School at Woodcote, Cranford House at Moulsoford, St Helen and St Katharine school for girls and Abingdon school for boys in Abingdon.

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



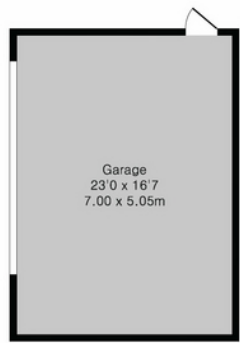
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Thomas Merrifield and their clients give notice that:

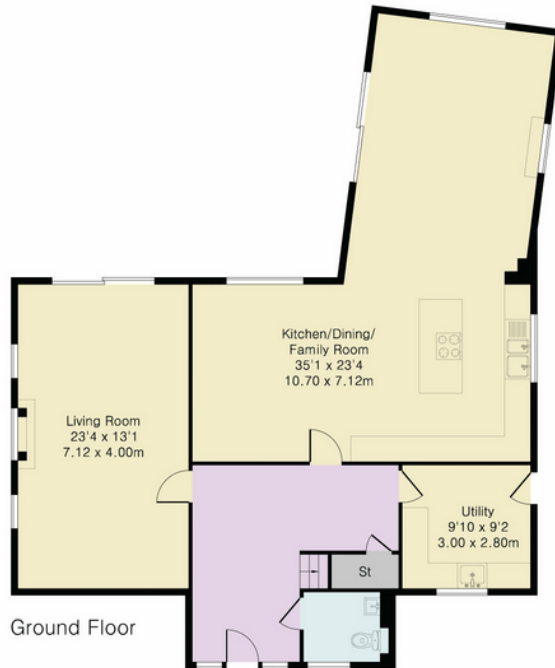
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

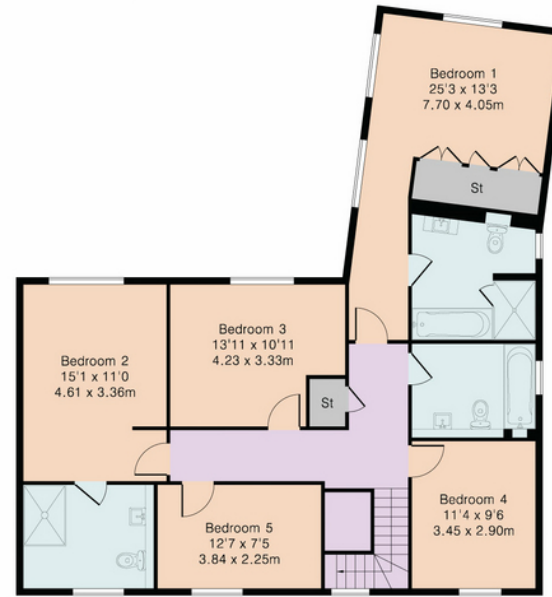
Approximate Gross Internal Area 2860 sq ft – 265 sq m
Ground Floor Area 1282 sq ft – 119 sq m
First Floor Area 1197 sq ft – 111 sq m
Garage Area 381 sq ft – 35 sq m



Garage



Ground Floor



First Floor



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.



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