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'The Applegarth', Chinnor Road, Aston Rowant, Watlington, Oxfordshire, OX49 5SH    £850,000 *Freehold*

# A Substantial Detached Home With A Separate Two Bedroom First Floor Flat.

- Rural Setting With Views Over The Chilterns.
- Five Bedrooms In Main Residence.
- Three Reception Rooms.
- Three En-Suite Rooms & Bathroom.
- Fully Equipped Kitchen/Breakfast Room.
- Utility Room & 'Boot Room'.
- Self Contained Separate Two Bedroom Flat.
- Overall Grounds Of Around 0.45 Acre.
- 120ft Rear Garden.
- Double Garage.
- EPC EER Rating D.







A substantial detached home that was originally built in the 1950's that has benefited from significant and substantial alterations and extensions. Of major importance is the two bedroom first floor flat that retains its own entrance.

The property is positioned on the outskirts of Aston Rowant with attractive views over the Western Chiltern Hills to the front and backs onto fields to the rear. The grounds overall are around 0.45 acre with gardens to the rear of around 120ft. The property is well placed for the M40 being under a mile distant. The property is accessed to the entrance via a porch with double glazed window. The hallway features oak flooring with stairs to the first floor. Located off the hallway is a large shower room. Additional doors from the hallway lead to the main rooms downstairs. There is a good size bay fronted sitting room with stone fireplace and adjoining this is a 28'9 sun room that runs the full length of the property. There is a well equipped light oak fitted kitchen/breakfast room that hosts a range of integrated appliances to include a Bosch Micro/Combi oven and separate oven. There is an electric

hob and integrated dishwasher. Adjoining the kitchen is a dining room (with further access to the sun room). The kitchen also leads to a small utility room and from here a door leads to the inner hallway with stairs to the flat accommodation and a further door to the boot room/laundry room. The ground floor accommodation also incorporates a snug/family room with a pleasant outlook to the front. On the first floor there is substantial accommodation with five bedrooms, three en suites and a family bathroom. The views from the bedrooms from the front or rear are impressive and overlook either fields or the Chiltern Hills. There is an interconnecting door from bedroom two to the flat accommodation.

THE FLAT is a most impressive area that underwent extensive refurbishments in 2016. The flat could be used for a variety of purposes with it's own private access. The flat comprises a good size lounge/diner with a pleasant outlook to the front. There are two bedrooms overlooking the rear garden and a stylish kitchen and a contemporary shower room with a double width shower cubicle.

The rear garden is a most pleasant area extending to around 120ft in length and backing onto fields. A patio adjoins the rear of the property and from here is access to the front. There is an outside tap. The garden is laid to lawn with flowering and bedding areas with a rear seating area, pond and a water feature. Within the rear garden is an OFFICE/STUDIO with radiator, light, power and a shower room located to the rear. The front garden is again laid to lawn with a large area of shingle providing parking for vehicles. There is a double garage to the front (two single up and over doors) with light and power.

#### Directions

Proceed from the town centre of Princes Risborough towards Longwick along the A4129. Before entering Longwick at the roundabout turn left onto the B4009 and proceed into Chinnor. Follow the B4009 out of Chinnor towards the M40. Leave Chinnor, proceed through Kingston Blount and towards Aston Rowant. The property is located on the Chinnor Road (B4009) and can be seen on the right.





Flat



Flat



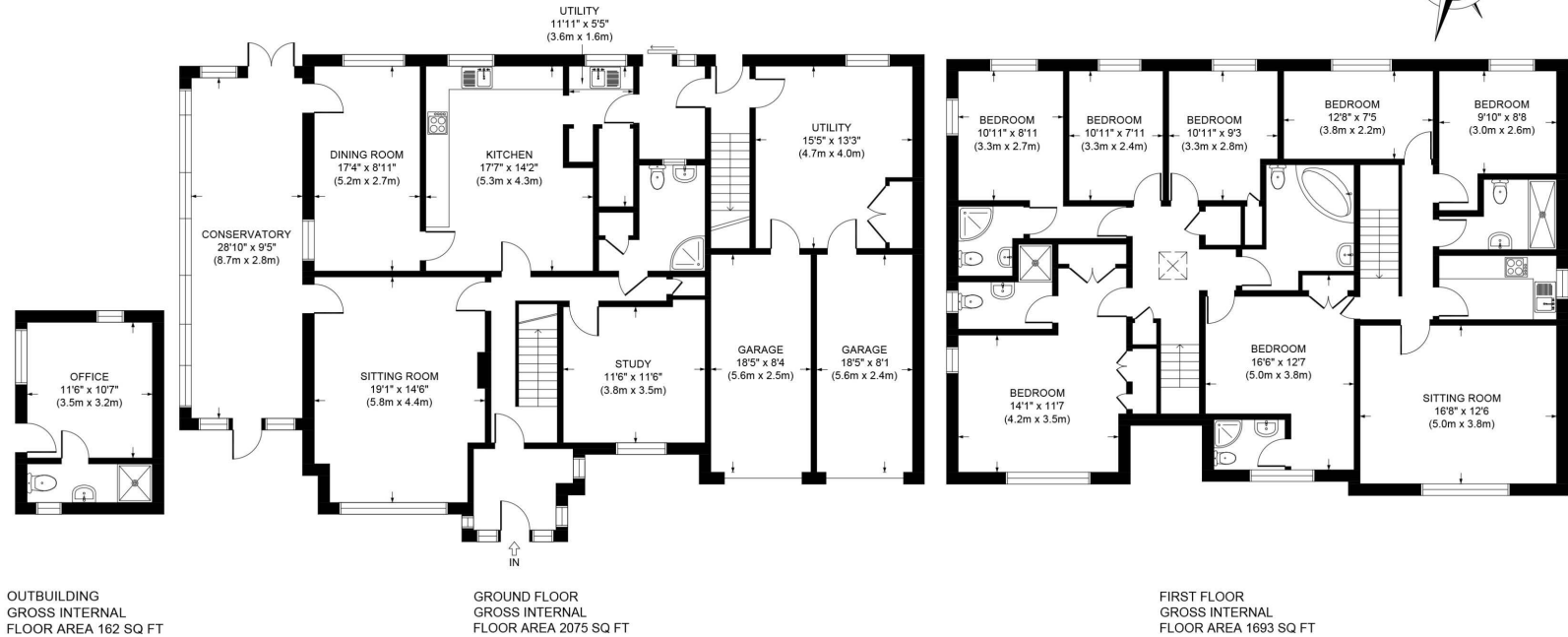
Flat



Flat



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APPROX. GROSS INTERNAL FLOOR AREA 3930 SQ FT / 365 SQ M  
THE APPLGARTH OX49 5SH

All measurements of walls, doors, windows and fitting and appliances,  
including their size and location, are shown as standard sizes and therefore  
cannot be regarded as a representation by the seller.

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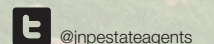
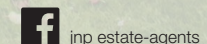


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