



Howe Road
Watlington

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An attractive 4 bedroom detached family home offering good sized accommodation with further potential to extend subject to planning, pretty garden with stunning countryside views and just a short walk away from the quaint market town of Watlington.

Walnut Tree Cottage, Howe Road, Watlington, Oxfordshire, OX49 5EL

Guide Price £850,000

- Attractive 4 Bedroom Detached Property
- Mature Wrap Around Garden with Countryside Views
- 2 Dual Aspect Reception Rooms
- Kitchen/Diner & Large Walk in Pantry
- Separate Utility Room
- Potential to Extend Further
- Garage with Loft Storage
- Close to Local Shops & Amenities
- Lovely Countryside Walks
- Excellent Transport Links



Robert House, 19 Station Road, Chinnor, Oxfordshire, OX39 4PU

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Location

Watlington

Dating back to the 9th century, Watlington is a picturesque, bustling market town (reputedly England's smallest) with a range of shops, pubs, sporting facilities & clubs, Surgery & Pharmacy, as well as outstanding Pre-School, Primary & Secondary schools. Located at the foot of the Ridgeway National Trail, Watlington is now famous for the formally endangered Red Kites.

Junction 6 of the M40 is within three miles of the town, providing easy access to the Midlands, London and the regional business centres of Oxford and High Wycombe. Mainline stations are located at Princes Risborough and High Wycombe.



Description

The property consists of: Large entrance hallway which leads to all principal rooms. The sunny dual aspect reception room has an open fireplace and French doors opening on to the side garden. The dining room is also dual aspect and overlooks the front garden.

To the rear of the house overlooking the side garden and courtyard, the kitchen/breakfast room has ample eye and waist level storage including a large walk in pantry, space for white goods, built in double ovens, hob and Granite work tops.

From the kitchen there is a separate utility room with plumbing for white goods, further storage, a sink, door to the courtyard garden and access to the downstairs shower room with WC.

Upstairs there is a spacious landing leading to the four bedrooms and generous family bathroom, with bath and separate shower. Part of the family bathroom could be used to create an ensuite to the master bedroom. There are ample areas with built in storage.



Outside

The property is approached via a gravel driveway providing off road parking for several vehicles and leads to the detached garage with boarded roof space, power, lights and pull down ladder.

The garden surrounds the property and is enclosed by mature hedging, with a number of trees, shrubs, rose bushes and well established flower beds. There is also a small courtyard garden directly from the kitchen, the perfect place for morning coffee.

There are many beautiful countryside walks close by.



General Remarks and Stipulations

Tenure

Freehold

Services

Oil central heating, double glazing and private sewerage.

EPC Rating

F

Local Authority

South Oxfordshire District Council

Viewing

Strictly by appointment with Bonners & Babingtons

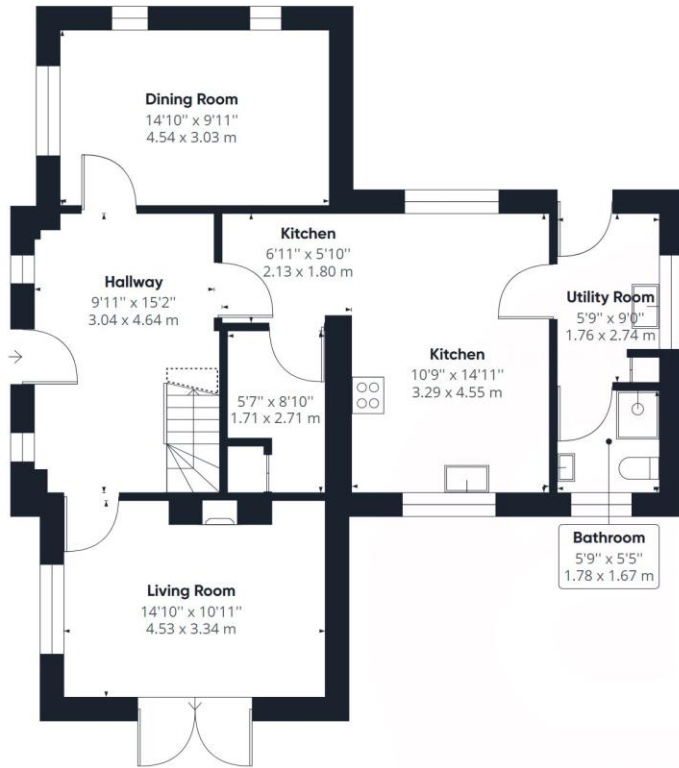
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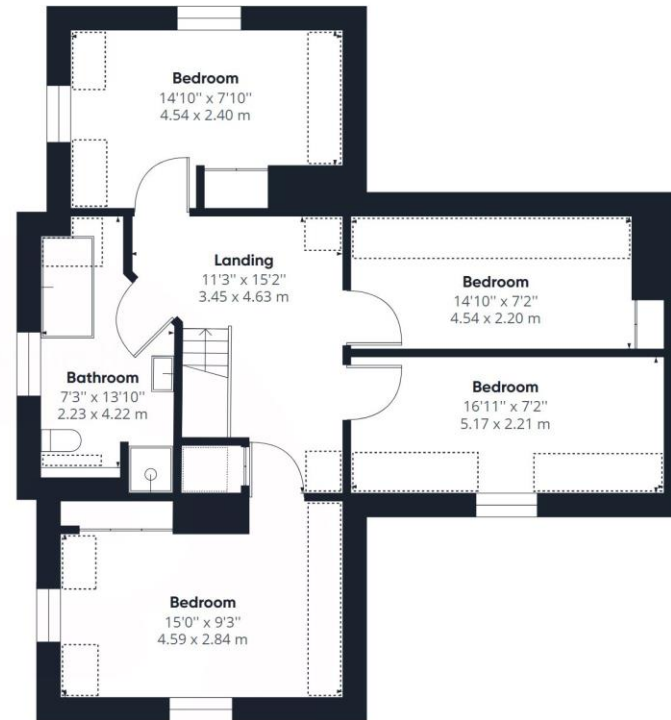
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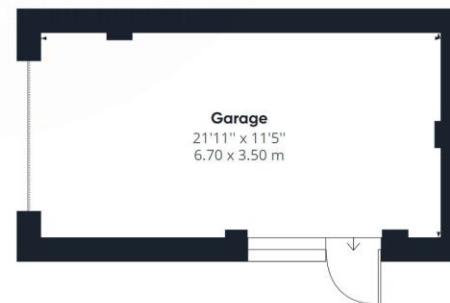




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1816.21 ft²
168.73 m²

Reduced headroom

147.45 ft²
13.70 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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