



Weston Road  
Lewknor

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bonners & babingtons







An Immaculately presented property, tastefully extended to create a fabulous, 3 bedroom, 2 bathroom, semi-detached home, offering wonderful, modern family living in a peaceful and sought after location. With countryside walks on the doorstep and close to London transport links.

Weston Road, Lewknor, Watlington, Oxfordshire, OX49 5TU

Offers in Excess of £600,000

- 3 Bedroom Semi-Detached Property
- Immaculately Presented
- Thoughtfully And Tastefully Extended
- 2 Bathrooms
- Fantastic Kitchen/Dining/Family Room with Bifold Doors
- Summer House/Home Office with Power & Internet
- Garage
- EV Charging Point
- Driveway Parking For 3 Cars
- Peaceful Location



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PROTECTED



## Lewknor

Lewknor is a particularly lovely village situated at the foot of the Chiltern Hills and within a designated conservation area. There are beautiful walks in all directions and the area is popular with ramblers and bird watchers. The village has a public house and a successful primary school. The town of Watlington is only two and a half miles distant while the proximity of the M40 provides easy access to the Midlands, London and the regional business centre's of Oxford and High Wycombe. The bus stop for the Oxford Tube coach service, operating between London and Oxford, is within 5 minutes walk of the property.





## Description

The front door is located to the side of the house, allowing for parking at the front in addition to the driveway. The hallway, where all rooms lead from, has a useful storage cupboard and stairs up to the bedrooms. There is a downstairs shower-room with contemporary shower, wc and sink, and a hidden laundry area with plumbing for white goods. The front reception room is cosy yet bright with wood burning stove and space for comfortable seating and also has a doorway to the kitchen, which can also be accessed from the hallway and is part of a recent extension that has created a fantastic open plan, kitchen, dining and family room, perfect for modern family living.

The well-appointed kitchen has ample waist and eye level units, oak work tops, Belfast sink, integrated fridge/freezer and dishwasher and a range oven with induction hob. There is a breakfast bar, pantry style cupboards and step up to the seating areas, which form the heart of the home - a perfect place to unwind with family and socialise with friends. The bi-fold doors out to the garden offer fantastic light and extend the space for wonderful indoor/outdoor entertaining.

Upstairs are 3 bedrooms with the master boasting original feature fireplace and an ensuite that comprises of separate bath and shower, double sinks, vanity unit, heated towel rail and Velux windows.

Outside:

The rear enclosed garden is laid mainly to lawn with a raised decking area at the end, perfect for outdoor dining. There is an insulated summer house with double glazing, power and internet that could be used as a home office. Also at the rear of the garden are useful storage sheds. There is also a timber-built garage, currently separated into two workshop areas.

Other notable features; EV charging point, LPG gas, boarded loft







## General Remarks and Stipulations

**Tenure**  
Freehold

**Post Code**  
OX49 5TU

**EPC Rating**  
To Follow

**Viewing**  
Strictly by appointment with  
Bonners & Babingtons

**Local Authority**  
South Oxfordshire

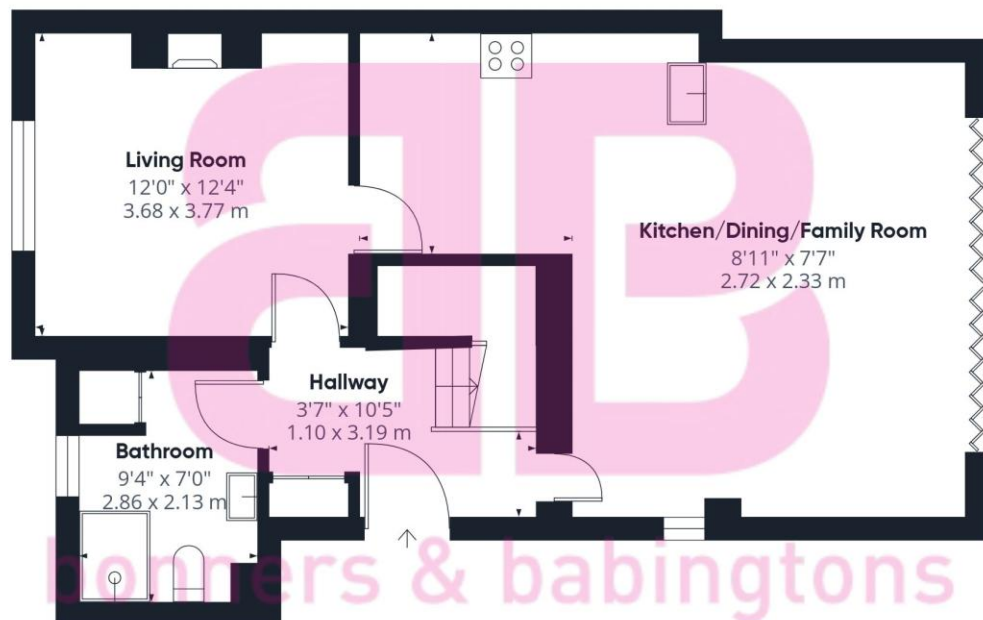
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area<sup>(1)</sup>

1341 ft<sup>2</sup>  
124.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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