



PHILIP
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25 St. Leonards Close, Watlington, Oxon, OX49 5PQ

£675,000

- An energy-efficient 4-bedroom family home
- Study, cloakroom and utility room
- Modern family bathroom
- Quiet well-established cul-de-sac location
- Open-plan kitchen with bespoke fitted kitchen
- Principal bedroom with en suite
- Landscaped private rear garden
- Sitting room with wood-burning stove
- 3 further double bedrooms
- Garage and off-road parking

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
01491 876544

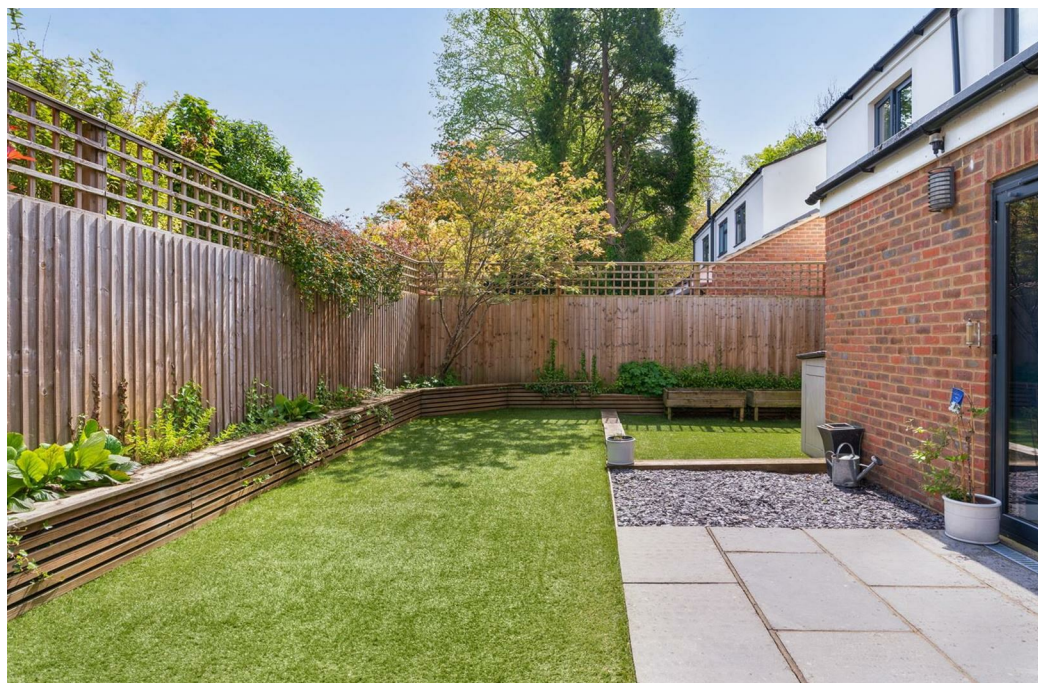
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25 St. Leonards Close, OX49 5PQ

An elegant 4-bedroom family home in a quiet residential cul-de-sac close to Watlington town centre. The homeowner is a sustainability consultant and has upgraded many aspects, including triple glazed windows throughout and solar panels. With a spectacular open-plan kitchen/dining space, a sitting room with wood-burner, a utility room, principal bedroom with en suite and a landscaped garden. Driveway parking for 2/3 cars and a garage.



Council Tax Band: E



ACCOMMODATION

Set in a quiet location and with generous accommodation, the brick exterior of this modernised 4-bedroom mid-century modern home has been part-rendered and features attractive grey-framed triple-glazed windows to give it a fresh contemporary feel. A modern composite front door opens into the entrance lobby, with space to hang coats. Glazed double doors open into the entrance hall with stairs to the first floor. The cloakroom has a modern suite with a wash hand basin and a w.c.

There's a good-size study/home office to the left of the stairs and a glazed door opening into a generous dual aspect sitting room on the right. This room has picture windows front and rear, and fireplace housing the contemporary 'Scandinavian style' wood burning stove. The sitting room has currently been divided with book shelves to create a music room with a rear aspect picture window.

Glazed double doors open to the fabulous open-plan kitchen / dining room creating a spacious and sociable living space, with a tiled floor with underfloor heating. The kitchen is fully fitted with an extensive range of bespoke modern wall and base units with integrated appliances including a dishwasher, fridge and a double oven with microwave, a 5-ring induction hob with extractor hood over. In addition there is a large central island unit with a breakfast bar and inset stainless steel sink and a very useful larder unit. Bi-fold doors open from the kitchen into the rear garden, and there is another glass door from the dining area, which provides space for a large table and chairs.

Adjacent to the kitchen there is a generous separate utility room with plumbing for a washing machine and space for a freezer. An internal door opens into the garage - ideal for taking off muddy boots and drying off the dog after a country walk.

To the first floor there are 4 bedrooms all with excellent proportions and two bathrooms.

The principal bedroom is a generous double with a rear aspect; and an en suite shower room with a modern white suite comprising a shower cubicle with attractive metro-style tiling and w.c., a heated towel rail, and a wash hand basin set into a useful storage unit.

Bedroom 2 is a carpeted double bedroom with a front aspect.

Bedroom 3 is a carpeted double bedroom with a front aspect.

Bedroom 4 has a rear aspect.

The family bathroom has a modern white white comprising a panel enclosed bath with a shower over, a wash hand basin and a w.c.

Outside

To the rear of the property there is a landscaped rear garden. Bi-fold doors open from the kitchen area to the sheltered, sunny paved patio terrace which provides the perfect space for alfresco dining. There are raised shrub borders, an expanse of lawn and the garden is enclosed by recently erected panel fencing. There is light and power.

To the front of the property there is a pea-shingle gravel driveway providing off-road parking for several cars and access to the garage. There is provision for an EV charging point. A particular feature of the front garden is the handsome Whitebeam tree, and the miniature Japanese Maple tree.

Agent's note:

The property has been fully updated in recent years to include triple glazing to all windows, and a bank of 10 photovoltaic cells installed into the roof - so they cannot be seen from the ground - and above the garage, generating a 3.8kWp (kiloWatt peak). The strong EPC rating of B (85) reflects the investment that the homeowner has made in the sustainable features of the home, which is noteworthy as the client is a professional Sustainability Consultant, and that rating cannot be bettered.

LOCATION

Living in St Leonards Close

St Leonards Close is a quiet, established neighbourhood located just off Pyrton Lane, to the west of Watlington town centre. Close to St Leonards church and just a short level walk by footpath to the town centre and excellent local schools for all ages.

The charming market town of Watlington sits on the edge of the Chiltern Hills and provides a great range of local amenities and sports clubs. There is an excellent range independent shops including a popular butchers, a bakers and delicatessen as well as cafes, pubs and

restaurants in the town and surrounding villages. For a wider range of shopping and recreational facilities Oxford, Henley-on-Thames, Thame and Reading are all easily accessible.

For those commuting to London, there are good railway connections available from Haddenham & Thame Parkway to Marylebone on the Chiltern Line, via High Wycombe. The Oxford Tube coach service stops at J6 of the M40, providing regular buses to Oxford and to London Marble Arch/Victoria. Buses to Heathrow and Gatwick are equally available from J6 of the M40.

There are many leisure activities nearby with stunning walks, cycling and horse riding in the surrounding countryside. There are various sports clubs in Watlington including tennis, football, cricket and rugby clubs at Chinnor and Henley.

Schools

Watlington Primary School (Ofsted Outstanding).

Prep schools include Rupert House School and St Mary's School in Henley.

Icknield Community College in Watlington

Private schools include: Headington Girls School and St Edwards School in Oxford. The Oratory at Woodcote, Cranford House, St Helen and St Katharine in Abingdon and Abingdon Boys School.

Services - Mains Services: Electricity / Gas / Water / Drainage

Heating: Gas fired central heating

Solar panels contribute to the electricity and car charging

Broadband: Fast fibre currently at 60Mb download

Local Authority: South Oxfordshire District Council

Council Tax: Band E



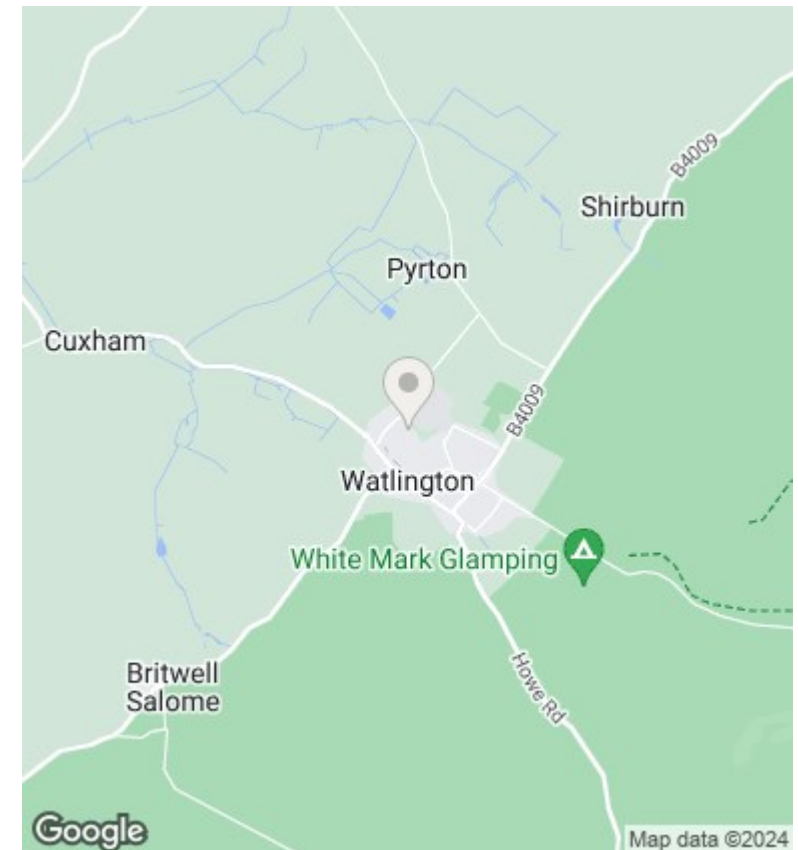


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Approx. Total Area: 167.2 m² ... 1800 ft²



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.



Directions

Proceed out of Henley toward Oxford A4130. At the far end of the Fairmile, turn right toward The Assendons and Stonor. Continue through the village of Stonor and Pishill and up the hill for approx 2 miles to a T-junction. Turn right (B481) towards Watlington for 1.5 miles. On entering Watlington follow the road through the S-bends and turn right into Cuxham Road. After 0.25 miles turn right into Pyrton Lane and then the 4th turning on the right into St Leonards Close. Turn right again where 25 will be found at the end on the left.

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	