



PHILIP
BOOTH
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Meadowlands Cuxham, Watlington, Oxon, OX49 5NQ

£1,000,000

- A bright and comfortable 4-bedroom detached bungalow
- Open-plan kitchen and dining room
- Double bedroom with shower cubicle
- Gated driveway and garage
- Set in approx 3/4 acre plot in a private, elevated position
- Triple aspect sitting room with wood-burner
- 3 further double bedrooms
- Pretty village with pub, village hall and church
- Utility/boot room and cloakroom
- Family bathroom

Meadowlands Cuxham, Watlington OX49 5NQ

A generous 4-bedroom mid-century modern bungalow set in 3/4 acre of beautiful landscaped gardens and backing onto farmland. With light and spacious accommodation offering huge potential to create a forever home with a gated drive providing ample parking for several cars and a detached garage. Very private, set in an enviable elevated position with views, set back from the road in a popular village. No onward chain.



Council Tax Band: F



ACCOMMODATION

A pair of metal gates open to the driveway, which has ample space for several cars.

Through the front door into a fully glazed lobby, and through into the open-plan kitchen/diner, with windows to the front and rear.

The dining room has polished wood-block flooring and a ceiling light above the table.

The kitchen features a good range of cream country-style wall and base units, with ornamental shelving and neutral tiled splash-backs and a 1 1/2 bowl enamel sink with views allowing an outlook across the expansive garden. There is an electric induction hob with a copper extractor hood over, an electric oven and space for a dishwasher. A storage cupboard houses the hot water tank.

From the kitchen the utility room has plumbing for a washing machine, a freestanding fridge freezer, and has fitted wall and base units, with a stainless steel sink. A back door provides access to the rear garden.

From the dining room, an opening links to the spacious bright sitting room, with a wood-burning stove providing traditional charm, original wood-block flooring and a large window to the rear. There are also glazed French doors to the side, and bi-fold doors to the sun terrace to the front.

The cloakroom has a wash hand basin and a w.c.

Bedroom 1 has a front aspect with space for wardrobes.

Bedroom 2 is a double with a rear aspect and a shower cubicle.

Bedroom 3 has a front aspect and a built-in wardrobe.

Bedroom 4 has a front aspect.

The family bathroom features a wet room shower, a bath, a w.c., a wash-hand basin, a heated towel rail and a window to rear.

Outside

Meadowlands sits centrally in the spacious plot, which is approaching 3/4 of an acre with expanses of lawn, fruit trees and mature shrub borders. Backing onto open farmland, the location is extremely private and peaceful, yet there are neighbours close by.

To the front of the property, a gated drive provides ample car parking for several cars and access to a detached garage.

The detached garage is a tandem double-length with a workshop, light and power.

Agents' note: The driveway is owned by neighbouring property Willow Glebe, with the right of access for Meadowlands.

LOCATION

Living in Cuxham

Cuxham is an attractive Oxfordshire village only 1.5 miles to the west of Watlington. It comprises mainly period properties and is a thriving small community with a village hall, a parish church, and an excellent country pub restaurant.

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 of 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 drainage with water meter, oil fired central heating, mains electricity.

Local Authority: South Oxfordshire District Council

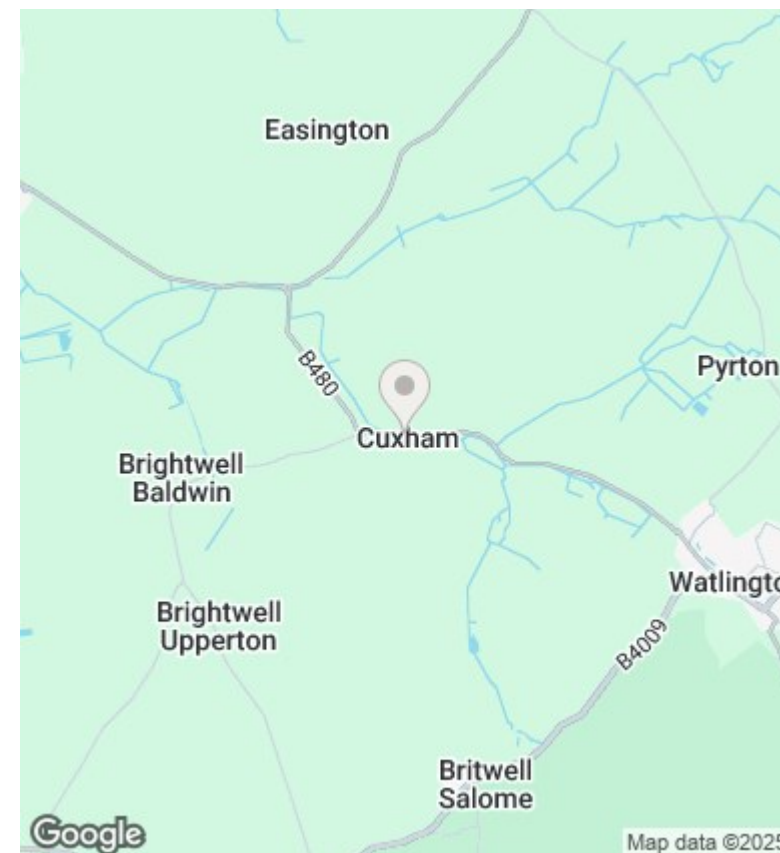
Council Tax: Band F







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 1.5 miles the entrance to Meadowlands will be found on the right just past the Half Moon pub opposite the entrance to Manor Farm.

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		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		