

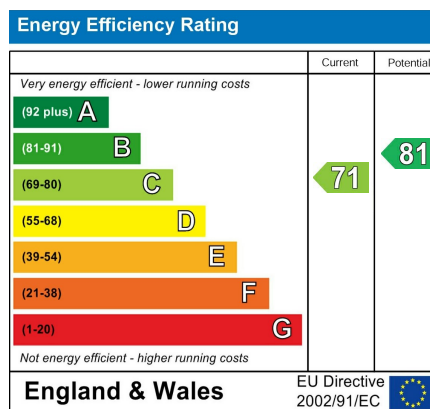
**Approximate Gross Internal Area 1210 sq ft - 113 sq m**

Ground Floor Area 760 sq ft – 71 sq m

First Floor Area 450 sq ft – 42 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Guide Price**  
**£560,000**

**Springfield Close**

An individual modern detached four-bedroom family house in the centre of Watlington together with an attached garage and a spacious garden. \*No onward chain\*

- Detached modern house
- Generous plot with spacious garden
- Private driveway parking & garage
- 4 bedroom family accommodation
- Close to town centre
- Opportunities to extend & remodel
- Gas central heating
- Double glazing
- EPC: C

A 4 bedroom detached home close to Watlington Town Centre

- Watlington town centre
- Henley 10 miles
- Oxford 15 miles
- London 45 miles
- M40 (J6) 2.5 miles
- Heathrow 32 miles





## Description:

This individual and well-presented detached family house occupies a quiet setting that is no more than a five-minute walk from the town centre. The house was built in 1991 and benefits from a generous plot that provides a private driveway, attached garage and spacious garden. A large covered porch has been added since the house was built but we believe there to be further opportunities to extend and enhance the accommodation, subject to planning and building consents.

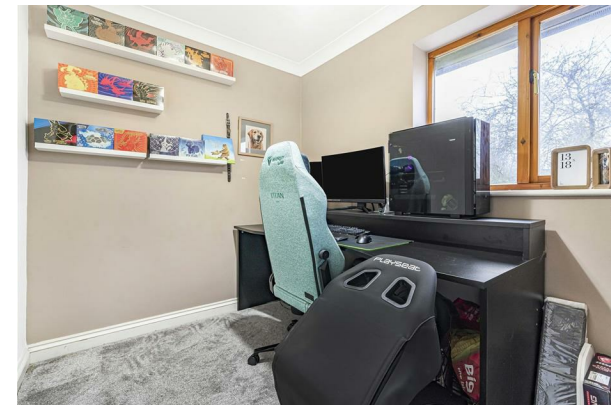
The accommodation is set around a central stairwell with an excellent arrangement of rooms providing family accommodation on two floors. There is a newly fitted open plan kitchen with adjacent utility room, two reception rooms, four bedrooms and two bath/shower rooms, including an en-suite with the master bedroom. A generous gated driveway delivers off-road parking and there is an attached garage and a spacious garden to the rear. The garage footprint may offer the opportunity to extend the living accommodation on two levels and a rear extension may also be possible.

## Outside:

The generous driveway is enclosed by mature hedgerows and provides private parking for two or more vehicles, and the approach to the attached garage. There is gated access from the flank of the house to the sizeable rear garden.

## Watlington

Watlington is reputedly England's smallest town with its origins dating from the 6th century. The town has a range of sports facilities that embrace football and cricket as well as tennis, squash and bowls. There are good local shops including a first class butcher and delicatessen and some excellent restaurants and pubs. Watlington Primary school and Rainbow Corner day nursery and pre-school have an 'outstanding' ofsted rating and senior education is provided by the well-regarded Icknield Community College. The Chiltern Hills rise above the town and offer some of the finest landscapes in south-east England. There is much on offer here for outdoor enthusiasts, cyclists and walkers as The Icknield Way (Ridgeway National Trail) passes close to the town. Watlington is also the heartland of the re-introduced Red Kite that now soar above the town's roof tops.



## Services:

Mains Services: Gas / Electricity / Water / Drainage.  
Heating: Gas central heating  
Local Authority: South Oxfordshire District Council  
Council Tax : Band E  
EPC : C

## Directions

Postcode: OX49 5RF What3Words:///extension.tabloid.foil

## Viewings

Viewing by prior appointment with Robinson Sherston office.

Tel: 01491 614000

Email:

watlington@robinsonsherston.co.uk

## Sales Disclaimer

*IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.*