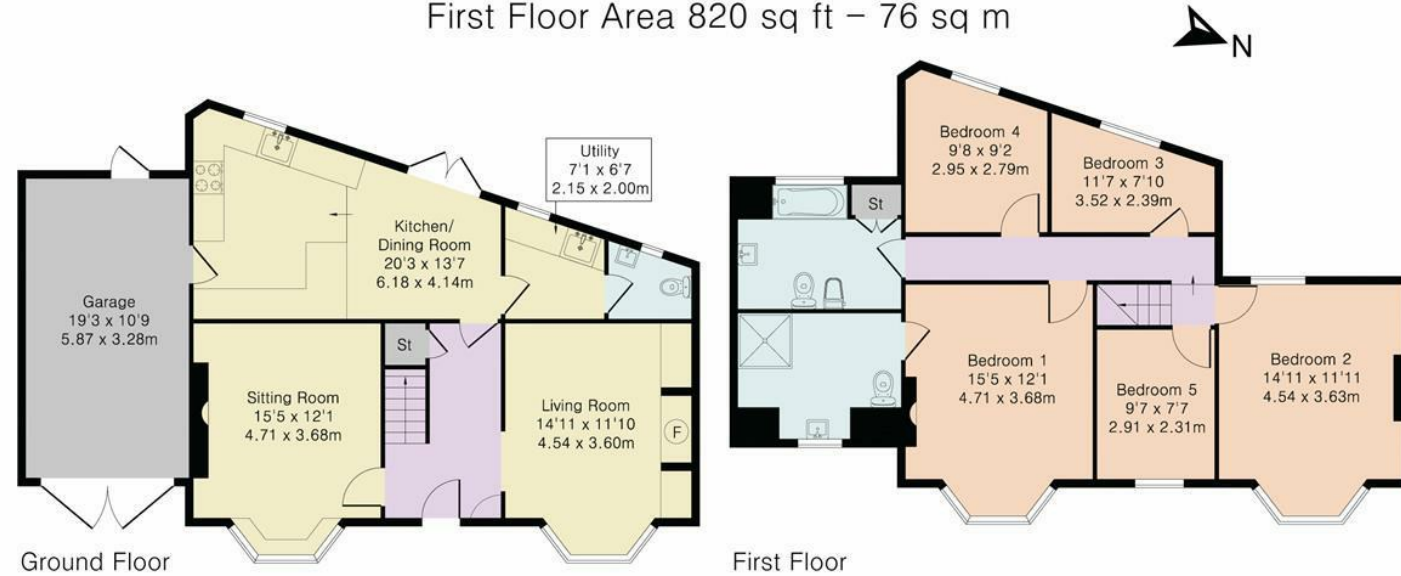


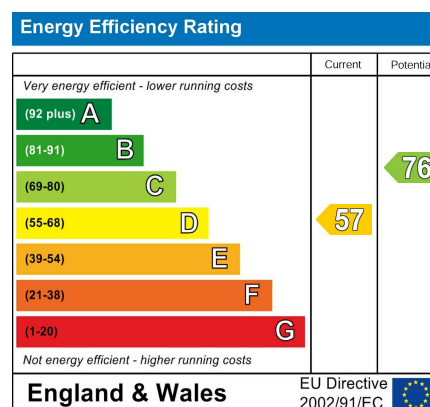
**Approximate Gross Internal Area 1739 sq ft - 161 sq m**

Ground Floor Area 919 sq ft – 85 sq m

First Floor Area 820 sq ft – 76 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 practise. 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**  
**£875,000 Freehold**

**Northdown House,**  
**25 Cuxham Road, Watlington**

A handsome double fronted Edwardian detached house of much character with well presented family accommodation together with a south west facing garden and garage

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Cloakroom
- 5 Bedrooms
- 2 Bathrooms (1 en suite)
- Off road parking and garage
- South facing rear garden

An Edwardian  
5 bedroom  
detached home  
close to  
Watlington town  
centre

- Watlington centre 0.5 miles
- Henley 10 miles
- Oxford 15 miles
- M40 (J6) 3 miles
- London 45 miles
- Heathrow 32 miles





## Northdown House

Northdown House is set back from the road behind a gravelled driveway with garage alongside. It has a fine façade distinguished by part rendered twin bays with sash windows to either flank of an elaborate timber framed porch. To the rear is an attractive west facing garden.

The interior is set around a central stairwell and is enhanced by some fine period features including fireplaces, dado rails, tiled and boarded floors. The two principal reception rooms are attractively proportioned and both benefit from large bay windows whilst the family kitchen opens onto the garden and leads through to the utility room and cloakroom.

On the upper floor there are five bedrooms with a beautifully fitted en suite bathroom and a large family bathroom with vaulted ceiling.

## Outside

There is a delightful west facing rear garden, laid to lawn with a variety of ornamental trees and shrubs. A large shaped timber deck lies to one corner with a south facing aspect.

To front of the property is a wide gravel driveway providing ample parking and access to the garage.

## 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 water, drainage, electricity and gas. Gas fired central heating.  
EPC Rating D  
South Oxfordshire District Council, Tax Band E

## Directions

Postcode: OX49 5JW What3Words:///stretcher.keener.images

## 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.*