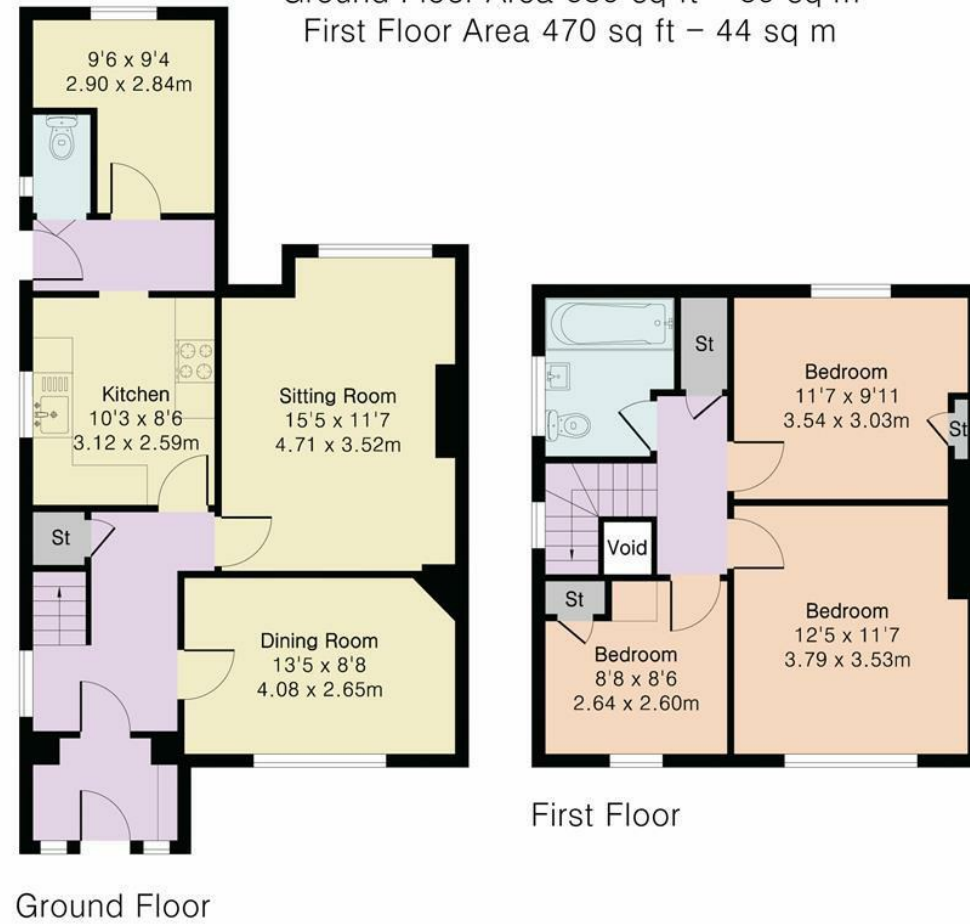


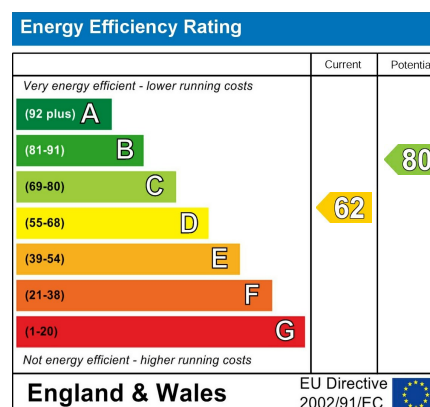
Approximate Gross Internal Area 1109 sq ft - 103 sq m

Ground Floor Area 639 sq ft – 59 sq m

First Floor Area 470 sq ft – 44 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**  
**£425,000**

**4, Spring Lane, Watlington**

A three bedroom semi-detached home offering an opportunity to update and modernise, with planning in place for a two storey rear extension. Situated close to Watlington town centre.

- Watlington town centre
- Ample off road parking
- Spacious garden
- 3 Bedrooms
- 2 Reception rooms
- Family bathroom
- Kitchen
- downstairs cloakroom
- EPC: D

A three-bedroom semi-detached family house with opportunities to modernise and upgrade

- Town Centre
- Henley 10 miles
- Oxford 15 miles
- M40 (J6) 2.5 miles
- Heathrow 32 miles
- London 45 miles





## 4 Spring Lane

This semi-detached, three-bedroom house provides opportunities to update and modernise, situated in a favoured location close to the town centre together with ample off-road parking. Planning is in place for a two storey rear extension - P05/E1074

With two spacious reception rooms, a well-equipped kitchen, a downstairs cloakroom and store there is plenty of living space. Upstairs, you will find three bedrooms and a family bathroom.

## Outside

To the front of the property is the driveway with ample parking and lawned area.

At the rear of the property is a spacious garden mainly laid to lawn.



## Watlington

Watlington is a beautiful historic market town with easy access for commuters to London and Oxford via the Oxford tube at Lewknor, local train links and the M40. There is a vibrant and creative community, with independent and artisan shops. Along with three excellent pubs and local restaurants, there is a first-class butcher and delicatessen, the Orange Bakery selling delicious bread and baked goodies every Friday and Saturday, and The Undercroft Market, with locally sourced fruit, vegetables, flowers and plants. Art Week comes to Watlington for the sixth year in May 2025 with open studios and pop-up exhibitions in many of the local shops and businesses. For sporting enthusiasts, the town has a range of sports facilities that embrace football and cricket as well as tennis, squash and bowls. 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. With wonderful walks on the doorstep and The Icknield Way (Ridgeway National Trail) passing close to the town, there is much on offer for outdoor enthusiasts, cyclists and walkers.



## Services

Mains Services: Gas / Electricity / Water / Drainage

Local Authority: South Oxfordshire District Council

Council Tax Band: D

EPC: D

## Directions

Postcode: OX49 5QL What3Words)///wishing,feasted.unframed

## Viewings

Viewing by prior appointment with Robinson Sherston office.

Tel: 01491 614000

Email:

[watlington@robinsonsherston.co.uk](mailto: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.*