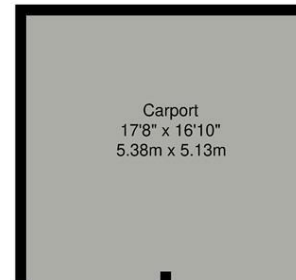




### Hill Road

Approximate Gross Internal Area = 159.55 sq m / 1717.43 sq ft  
 Carport = 27.81 sq m / 299.34 sq ft  
 Total = 187.36 sq m / 2016.77 sq ft



(Not Shown In Actual Location / Orientation)

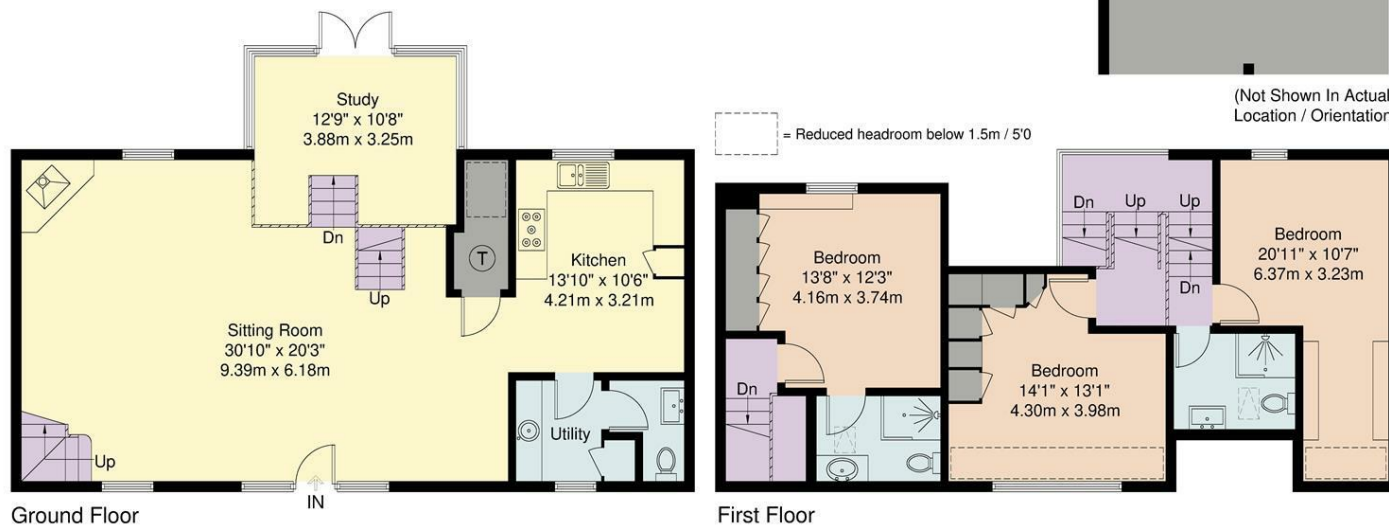
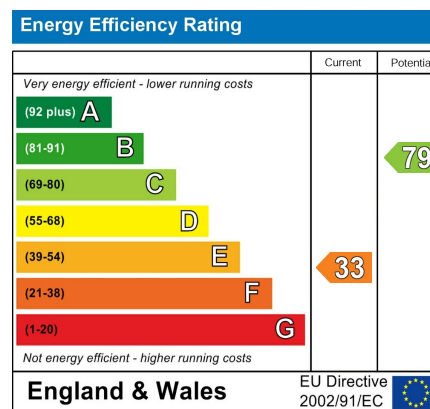


Illustration for identification purposes only, measurements are approximate, not to scale.



## Guide Price £750,000

### Knysna, Hill Road, Lewknor

A spacious and well presented attached barn conversion set in a private courtyard setting in the centre of the village with a low maintenance garden and double bay garage

- Characterful barn conversion
- Large open plan reception room
- Fitted kitchen/Breakfast room
- 3 double bedrooms
- 2 bathrooms (1 en suite)
- Utility room & Cloakroom
- Low maintenance garden
- Double bay car port
- Quiet courtyard setting
- Central heating & double glazing

A 3 bedroom barn conversion located in the popular village of Lewknor

- Watlington 2.5 miles
- Thame 7.5 miles
- Oxford 15 miles
- London 40 miles
- M40 (J6) 1 mile
- Heathrow 30 miles





## Knysna

This spacious and characterful barn conversion occupies a quiet and attractive courtyard setting in the centre of the village. Of particular note is the sizeable and well-lit open plan reception room, over 30' in length, with exposed beams and a solid fuel stove. The room opens into a garden room with full height glazed sections and French doors that open to the garden. Adjacent to the reception area is a comprehensively fitted kitchen/breakfast room and utility room. On the upper floor are three double bedrooms together with en suite and a family bath/shower room.

## Outside

To the rear of the property is a charming low-maintenance style walled garden with a rear gate providing access to the driveway and a twin bay open garage.

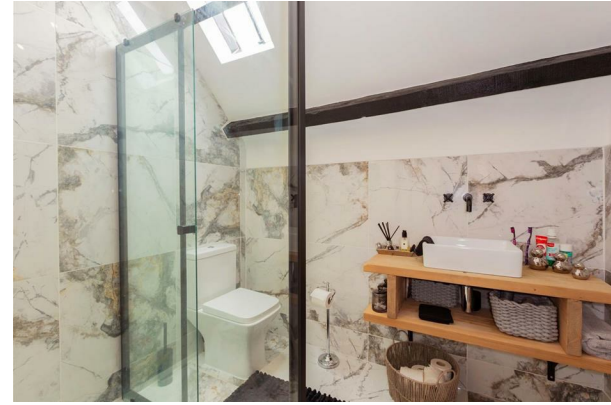


## Lewknor

Lewknor is a particularly lovely village situated at the foot of the Chiltern Hills and within a designated conservation area. There are beautiful walks in all directions and the area is popular with ramblers and bird watchers. The village has an historic 12th century church, public house and a successful primary school. The town of Watlington is only two and a half miles distant while the proximity of the M.40 provides easy access to the Midlands, London and the regional business centres of Oxford and High Wycombe. The Oxford Tube coach service, operating between London and Oxford, is within 5 minutes walk of the property and this stop also serves airport buses to both Heathrow and Gatwick.

## Services:

Mains water, drainage and electricity. Oil fired central heating. (Electric generator)  
South Oxfordshire District Council  
Council Tax Band D  
EPC Rating C



## Directions

Postcode: OX49 5TS What3Words:///steady.blend.token

## 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.*