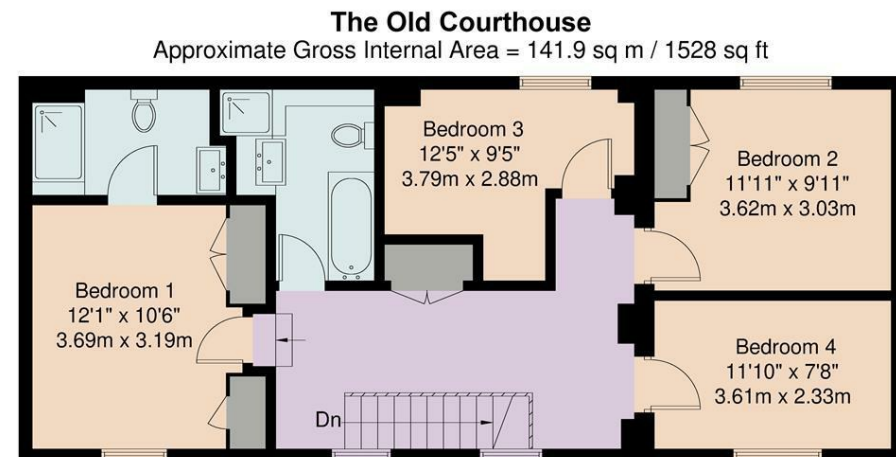
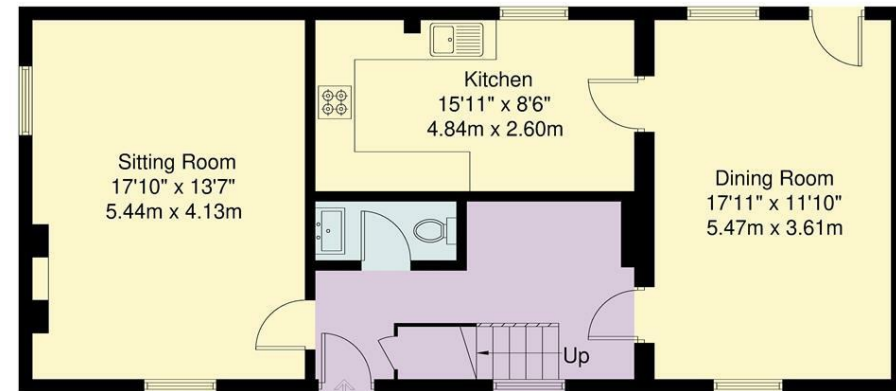


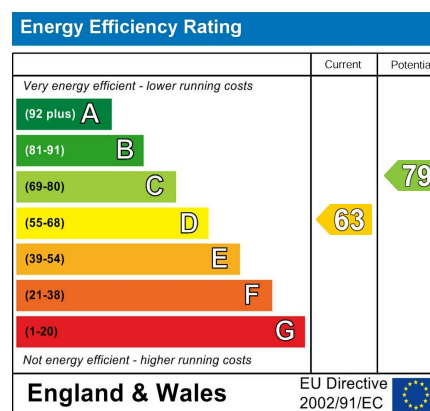


First Floor



Ground Floor

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



Guide Price
£625,000

**The Old Court House,
4, Couching Street
Watlington**

An elegant attached period property close to the town centre situated within a courtyard residential mews formed from the conversion of a Victorian civic building * There is no onward chain.

- Imposing mid-19th century period house
- Attractive period features including high ceilings and wood panelling
- Sash windows and some secondary glazing
- Double aspect sitting room
- Elegant reception/dining room
- 4 double-bedrooms
- Family bathroom and en-suite shower room to the master bedroom
- Gas central heating
- Garage and off-road parking
- South facing communal gardens

An elegant mid-19th century period house close to the town centre with garage, parking and communal gardens

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



The Old Court House

This elegant and imposing house, originally part of the Victorian civil buildings comprising the court house and police station, boasts historical charm and modern amenities. The large original sash windows, some equipped with secondary glazing, flood the interior with natural light. The double aspect sitting room features a gas fire with a carved wooden mantle and granite surround, while the elegant reception/dining room showcases high ceilings, wood panelling, and coving.

The well-fitted kitchen/breakfast room is equipped with a matching range of units and integral appliances, including an electric oven, hob, dishwasher, and freezer. Upstairs, you will find four double bedrooms, with the master bedroom offering an en-suite shower and built-in wardrobes. The family bathroom is fitted with a bath and separate shower.

Situated close to the town centre, The Old Court House occupies a residential mews type setting with off-road parking, a garage, and communal south-facing gardens, less than a five-minute level walk to the independent and artisan shops.

Outside

There is an archway next to the property which leads through to a large courtyard providing parking and turning areas. There is a parking bay for one vehicle at the top of the courtyard and a brick-built single garage with 'up an over' door. A lovely shared walled garden lies at the end of the courtyard. It is laid to lawn with terraced areas and has a variety of mature shrubs and plants. The garden is shared with three other residents.

Watlington

Watlington has 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. 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 The Icknield Way (Ridgeway National Trail) and wonderful walks on the doorstep, there is much on offer for outdoor enthusiasts, cyclists and walkers.

The M40, junction 6 at Lewknor is just three miles away, where the popular Oxford Tube coach service operates 365 days of the year, connecting to central London and into Oxford. For rail commuters, there are train connections from Princes Risborough, Haddenham near Thame and High Wycombe, with direct services to Marylebone Station in 25 minutes.



Services

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

Directions

Postcode: OX49 5QQ What3Words:///mega.eyelid.strongman

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.