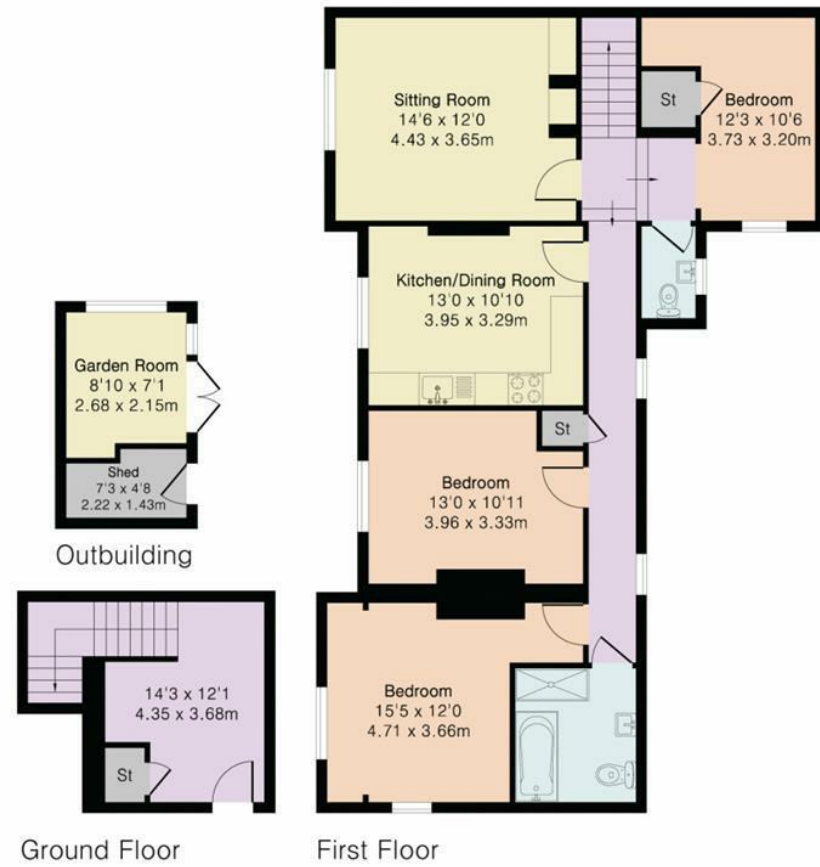


**Approximate Gross Internal Area 1115 sq ft - 103 sq m
(Excluding Outbuilding)**

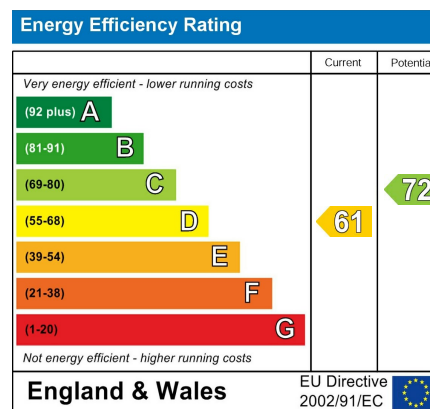
Ground Floor Area 144 sq ft - 13 sq m

First Floor Area 971 sq ft - 90 sq m

Outbuilding Area 90 sq ft - 8 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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
£495,000**

**3, Hill Road
Watlington**

An elegant and spacious Grade II listed first-floor apartment in a lovely period building, updated in recent years with a wonderful private garden, garden room and attached store. Retaining many period features and high ceilings, alongside a well-fitted modern kitchen/breakfast room and contemporary bathroom.

- Elegant and Spacious First Floor Apartment in a fine period building
- Large entrance hall
- South facing sitting room with wood-burning stove
- Modern kitchen/breakfast room
- Three double-bedrooms
- Modern bathroom with bath and separate shower
- Cloakroom
- Private garden
- Garden room with attached store
- Free parking directly opposite

An attractive and substantial three-double bedroom apartment with much character benefiting from free parking close by.

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



3, Hill Road

Set in the heart of Watlington, this elegant and spacious apartment forms part of a charming Grade II listed period property. Beautifully updated in recent years, the property has a wealth of original period features throughout. The apartment is approached via attractive wrought iron gates and a pathway to the rear entrance door.

You enter into a spacious hall where a wide and sweeping staircase rises to the first floor. The tastefully decorated interior creates a warm and inviting atmosphere, perfect for both everyday living and entertaining and the generous south-facing sitting room is particularly lovely, providing a comfortable setting to relax by the wood-burning stove.

The modern kitchen/breakfast room is comprehensively fitted, and the bathroom has also been thoughtfully updated, featuring both a classic bath and a contemporary stand-alone shower.

There are three double bedrooms, with the master bedroom enjoying a delightful double aspect and views to both the front and side of the building. The property further benefits from a large, boarded loft and secondary glazing.

Outside

A particular highlight of this property is its enchanting private garden. Steps from a pathway at the rear lead up to a beautifully walled area, mainly laid to lawn and framed by richly planted raised sleeper beds. A gravelled seating area is perfect for al fresco dining or a morning coffee and a versatile garden room boasts power, WiFi, and a cosy wood-burning stove—ideal as a home office, studio, or just a peaceful place to unwind. Additional amenities include a useful side store for extra storage.

There is parking directly opposite the property in the free car park.

The apartment benefits from close proximity to Watlington's local independent shops, cafés, and amenities, as well as direct access to the picturesque surrounding countryside of the Chiltern Hills—an Area of Outstanding Natural Beauty. With excellent road and public transport links, you'll enjoy the perfect blend of rural tranquillity and town centre convenience.

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 in to Oxford. For rail commuters, there are train connections from Princes Risborough, Haddenham near Thame and High Wycombe, with direct services to Marylebone in 22 minutes.



Services

Mains Services: Electricity / Gas / Water / Drainage
Heating: Gas fired central heating
Broadband: Superfast broadband available
Local Authority: South Oxfordshire District Council
Leasehold - Share of Freehold: 125 years granted 25 March 2018, ends 24 March 2143 - 117 years remaining in 2025
Council Tax Band: D
EPC: D



Directions

Postcode: OX49 5AB What3Words: ///loosens.craftsmen.preparing

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.