



25 SPRING LANE, WATLINGTON



25 SPRING LANE



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*An outstanding Edwardian family home
set in the desirable market town of
Watlington,*

Watlington, reputedly England's smallest town, offers a strong mix of shops, cafés, pubs and everyday amenities. Set at the foot of the Chiltern Hills, it provides excellent countryside access and active sports clubs. Families benefit from well-regarded schools, and commuters have easy links to the M40 and nearby fast rail services.



THE PROPERTY

This detached four-bedroom home offers over 2,300 sq ft of adaptable space and a large rear garden, combining character with modern comfort. The entrance hall leads to a bright sitting room with a fireplace, flowing through double doors to a versatile dining room. The open-plan kitchen and dining area is the main hub, featuring extensive cabinetry, generous worktops and a breakfast bar. A utility room, cloakroom and access to a sizeable cellar complete the ground floor.

Upstairs, a central landing serves four bedrooms. The principal and second bedrooms each have en suites, while two further bedrooms share a family bathroom. Outside, a gated gravel driveway provides ample parking, with a garage and a mainly lawned garden with terrace.







PROPERTY INFORMATION

Services

All mains services connected

Local Authority

South Oxfordshire

Council Tax

Tax band D

EPC

EPC D (65) POT (81)

Postcode

OX49 5QN

What3Words

///sound.turntable.among

Viewings

By prior appointment with
Robinson Sherston

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.



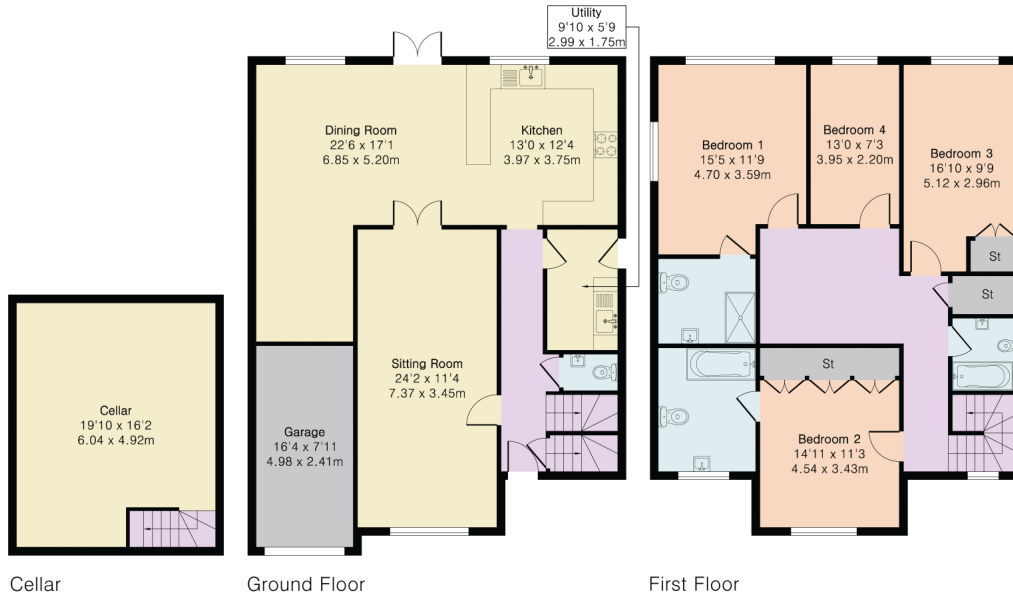
**Approximate Gross Internal Area 2256 sq ft - 210 sq m
(Excluding Garage)**

Cellar Area 320 sq ft – 30 sq m

Ground Floor Area 925 sq ft – 86 sq m

First Floor Area 1011 sq ft – 94 sq m

Garage Area 129 sq ft – 12 sq m





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