



**Watership Down, Crabtree Corner, Ipsden Wallingford OX10 6BN**



**welcome to**

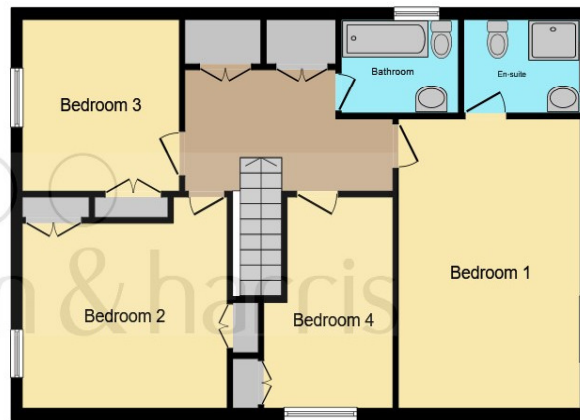
## **Watership Down Crabtree Corner, Ipsden Wallingford**

A spacious four-bedroom detached family home situated in this lovely hilltop rural village within the "Area of Outstanding Natural Beauty" of The Chilterns and offers plenty of scope for improvement/enlargement (stp). The property is situated on an elevated position and offers spacious accommodation arranged over two floors of which comprises: large entrance hall, bay fronted sitting room with feature open fireplace, opening to a large dual aspect dining room, kitchen breakfast room, study and WC. First floor landing gives access to the master bedroom with views out across open farmland, a range of built in furniture, further double wardrobe, and en-suite shower room, three further double bedrooms all with built in wardrobes and a modern family bathroom. Outside to the front is a private driveway with double width parking and leading to the double garage, steps up to lawned garden and front door, side access to the sizable west facing rear garden, patio and enclosed by fencing and mature hedging.

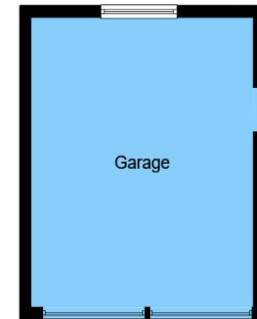




**Ground Floor**



**First Floor**



**Garage**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Large Entrance Hall

## Wc

## Bay Fronted Sitting Room

21' 4" max into bay narrowing to 19' 5" x 12' 5" ( 6.50m max into bay narrowing to 5.92m x 3.78m )

## Dual Aspect Dining Room

17' 7" x 10' 1" ( 5.36m x 3.07m )

## Kitchen Breakfast Room

19' max narrowing to 16' 1" x 10' 1" ( 5.79m max narrowing to 4.90m x 3.07m )

## Study

8' 8" x 8' 7" ( 2.64m x 2.62m )

## First Floor Landing

## Master Bedroom

17' x 11' 7" ( 5.18m x 3.53m )

## En-Suite Shower Room

## Bedroom

13' 4" narrowing to 11' 1" x 12' 6" ( 4.06m narrowing to 3.38m x 3.81m )

## Bedroom

10' 3" x 10' ( 3.12m x 3.05m )

## Bedroom

12' 9" x 10' max narrowing to 6' 10" ( 3.89m x 3.05m max narrowing to 2.08m )

## Family Bathroom

## Front And Rear Gardens

## Double Garage and Parking



welcome to

## Watership Down Crabtree Corner, Ipsden Wallingford

- Spacious Four-Bedroom
- Bay Fronted Sitting Room
- Master Bedroom With Views of Open Farmland
- Built in Wardrobes
- En-Suite Shower Room

Tenure: Freehold EPC Rating: E

**£720,000**

Ipsden is a small village situated high up on the edge of the Chilterns overlooking the Thames Valley, surrounded by a dramatic, unspoilt rural landscape which is designated an "Area of Outstanding Natural Beauty" with undulating hills and beech woodlands. The village is steeped in farming and agricultural lore and still today maintains its close links with the land and the rural way of life. Relatively unchanged and retaining its tranquil atmosphere, the village has a 13th century church, a family run Post Office/general stores, a village hall, a thriving nursery school in the old village school and a well-supported cricket ground and team. Close by is a lovely 17th century Inn, The King William IV which has a spectacular position and is well known for its good food. There are good schools in the local area, both state and private, and for rail commuters there are mainline stations locally at Cholsey and Goring providing fast services up to London (Paddington) via Reading or the Elizabeth Line offering access to central London destinations.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WLF104871 - 0006

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