



82b Hill Road, Watlington,
Oxfordshire, OX49 5AF

 **Griffith & Partners**
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS



DESCRIPTION

A unique and creatively designed contemporary style, timber clad barn with 4/5 bedrooms with en suite facilities. Set in a tucked away position in one of Watlington's most prestigious roads. With a triple garage with separate accommodation. Secluded and mature garden with an In and Out driveway.

The former chicken barn has been replaced by a unique timber clad barn style property set within approx. 0.3 of an acre of secluded garden.

From the shingle driveway enter the property via a bridge walkway, landing on the decked sun terrace with multiple entertaining spaces. The entire side of the property is met with bi-fold doors that unfold into the open plan reception/living area and kitchen.

The contemporary fully integrated kitchen has a sophisticated finish with built in units and appliances and quartz work tops. A generous central island with a wine chiller, sink and mixer tap divides the kitchen from the living area. The entire area maintains strong connections to the garden outside that surrounds the property. A separate utility and cloakroom area is discretely tucked away to the side of the hallway.

Reception lounge with feature window, high ceilings and a distinctive exposed brick feature wall, revealing the mezzanine glass balcony and suspended light fitting.

Entrance doorsteps to front door with composite Moonstone flooring throughout the ground floor with under floor heating, leading to the utility

room with plenty of storage facilities sink and mixer tap, following on to a stylish cloakroom with decorative tiled flooring, lavatory, sink and vanity unit.

Upstairs leads to the mezzanine floor with feature window and glass balcony, currently used as an office/work out area. Continuing through to the principal bedroom with a Juliet Balcony and en suite bathroom with shower, lavatory and sink, overlooking the wooded area. Plenty of eaves storage in this upper section of the property.

Unusually and cleverly thought through, the principal bedrooms are in reverse position and lead to by stairs leading downwards, enabling all rooms to keep cool in the heat of the summer and warm during the winter period.



The principal bedroom has a walk in dressing room area leading to the bedroom, with patio doors to the lower terrace area, which can be reached by all three lower bedrooms. Bedroom three is a light and spacious double bedroom with en suite facilities a single patio door leads to the lower terrace. Bedroom four is a large double and has space for a walk-in wardrobe - double patio doors to the lower terrace, the en suite bathroom has a super-sized bath with jacuzzi options, all en suite bathrooms have Rainmaker shower fittings and handheld options. The owners have a jacuzzi on this 3-metre private terrace to enjoy. The upper bridge and balcony act as shade keeping the lower rooms cool. From the lower terrace there are two stair paths to the garden and bridge to the main entertaining terrace.

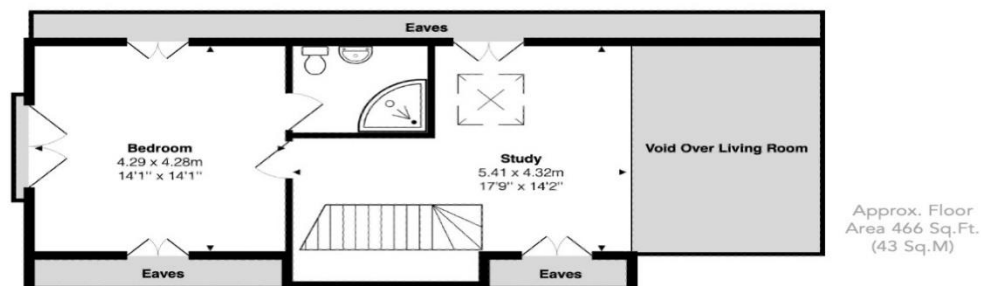
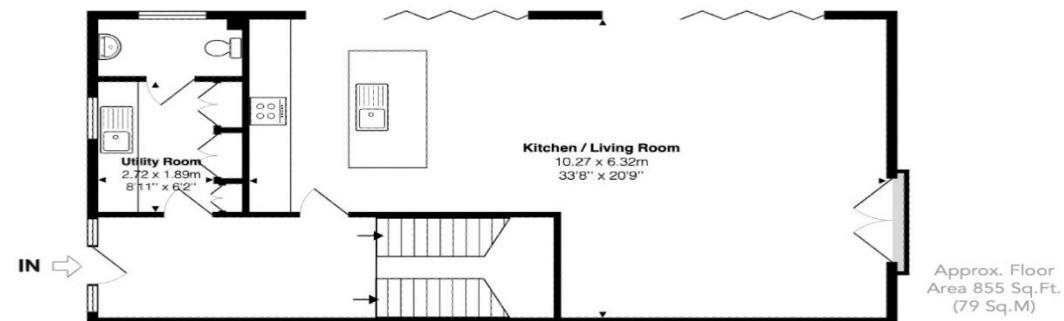
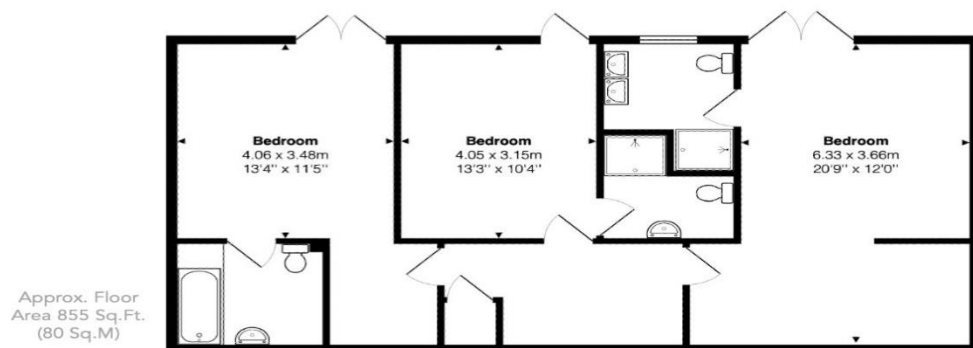
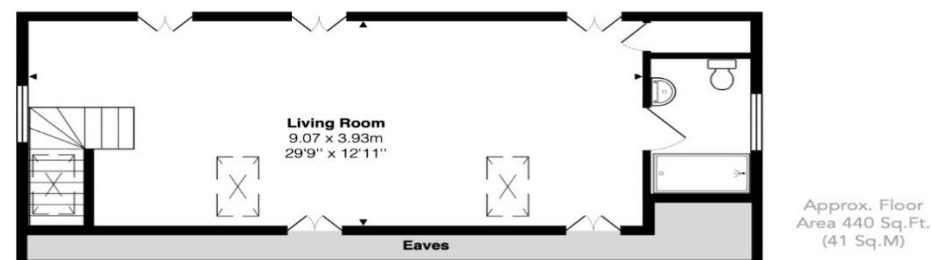
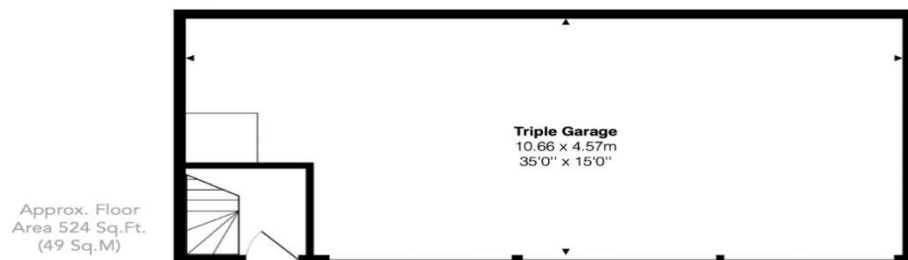
The property is surrounded by mature trees and hedging. The garden lawn wraps around the side and front of the property and has sloping terraces. A shed provides good storage.

Triple garage with power has separate flexible annex accommodation for guests or an office with ensuite bathroom facilities.

Watlington is an attractive and busy small town, set in the Chiltern Hills, with a long history going back to the Domesday book and beyond. There is a range of local shops including a butcher, delicatessen, a local supermarket and a pharmacy. There is a local Primary School and children's day care nursery, Doctor's Surgery and also Icknield Community College. The town has local Cafés and pubs, plus The Fox and Hounds at Christmas Common. There are local sports facilities including football, cricket, tennis, squash and bowls. The Chiltern Hills are nearby, providing a wide range of access to local footpaths and nature reserves, plus views over fine landscapes. The M40 provides easy access to London, with the Oxford Tube service from nearby Lewknor.

EPC RATING:
88 B

VIEWING ARRANGEMENT:
Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939.



The approximate total area for the elements of the property represented on the floorplan is 292 SqM (3140 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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42 High Street, Watlington
Oxfordshire, OX49 5PY

Henley - 01491 522800
Benson - 01491 839939
Watlington - 01491 612831

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