



15 Stonor Green,
Watlington, OX49 5PT

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



DESCRIPTION

A superb, well presented detached family home in a quiet, well maintained cul de sac just a short walk to schools, shops and amenities as well as open countryside. Spacious accommodation over 3 floors comprising, 2 reception rooms, 5 double bedrooms, 3 bathrooms, garden, double garage and parking.

ACCOMMODATION - GROUND FLOOR:

Part glazed door into:

HALLWAY:

Doors to cloakroom, dining room, sitting room, kitchen and cloaks cupboard, stairs rising to the first floor, ceiling light point and radiator.

CLOAKROOM:

Fitted with a white suite comprising vanity hand wash basin and close coupled WC, heated towel radiator, ceiling light point and window to the front.

DINING ROOM: 3.59m (11'9") x 3.89m (12'9")

Bay window to the front, panel glazed double doors to the sitting room, fitted display shelves and storage cupboards, ceiling light point and radiator.

SITTING ROOM: 3.59m (11'9") x 5.12m (16'10")

Open fire in a stone fireplace surround, panel glazed double doors to the garden room, wall light points and radiator.

KITCHEN/BREAKFAST ROOM: 5.66m (18'7") x 3.44m (11'3")

Fitted with a matching range of wall and base units housing cupboards and drawers, work surfaces with inset composite sink/drainage unit and mixer tap, two side by side ovens with five ring gas hob and extractor over, integrated dishwasher and microwave, space for fridge/freezer, tiled splash backs, recessed ceiling down lights, under unit lighting and ceiling light point, space for table and chairs, glazed double doors to the rear terrace, door to the utility room and open to:



GARDEN ROOM: 5.39m (17'8") x 2.75m (9'0")

A lovely addition to the rear of the property with glazed bi fold doors providing all year indoor/outdoor living, glazed roof and window to the side, under floor heating, radiator, wall spot lights and panel glazed doors to the sitting room.

UTILITY ROOM: 2.49m (8'2") x 1.82m (6'0")

Fitted with matching wall and base units housing cupboards and drawers, work surface, inset stainless steel sink/drainage unit with mixer tap, tiled splash backs, space and plumbing for washing machine, ceiling light point, radiator, half glazed door to the side and door to the garage.

FIRST FLOOR - LANDING:

A bright open space with doors to four of the bedrooms, family bathroom and airing cupboard housing pressurized water system, ceiling light point, radiator, window to the front and stairs rising to the second floor.



MASTER BEDROOM: 3.29m (10'10") x 4.12m (13'6")

A double aspect double with the windows to the front and rear, two large built in wardrobes, ceiling light point, radiators and door to:

EN SUITE SHOWER ROOM:

Fitted with a white suite comprising large shower unit, pedestal hand wash basin and concealed cistern WC, tiled floor, part tiled walls, recessed ceiling down lights, wall mounted heated towel radiator and window to the front.

BEDROOM TWO: 3.61m (11'10") x 3.75m (12'4")

Double room with ceiling light point, radiator and window to the rear.

BEDROOM THREE: 3.59m (11'9") x 2.69m (8'10")

Double room with ceiling light point, radiator and window to the front.

BEDROOM FOUR: 2.75m (9'0") x 2.66m (8'9")

A smaller double with ceiling light point, radiator and window to the rear.

FAMILY BATHROOM:

Fitted with a white suite comprising shower unit, vanity hand wash basin and closed coupled WC, tiled floor, part tiled walls, recessed ceiling down lights, wall mounted heated towel radiator, and window to the side.

SECOND FLOOR - BEDROOM FIVE: 5.81m (19'1") Max x 4.24m (13'11") Max

A large double room with windows and Velux roof light to the rear, built in wardrobes to one wall, eaves storage cupboards, hatch to loft space, recessed ceiling down lights and door to:

EN SUITE SHOWER ROOM:

Fitted with a white suite comprising shower unit, pedestal hand wash basin and close coupled, WC, eaves storage cupboard, tiled floor, part tiled walls, recessed ceiling down lights, wall mounted heated towel radiator and window to the side.

OUTSIDE:

To the front of the property is a garden, laid to grass bordered by a mature tree, hedging and flower beds. There is also parking for two cars. The rear garden is mainly laid to lawn with a composite decked terrace, mature shrub and flower borders enclosed by wood panel fencing. Gate giving access to the front.

INTEGRATED GARAGE: 5.34m (17'6") x 4.99m (16'4")

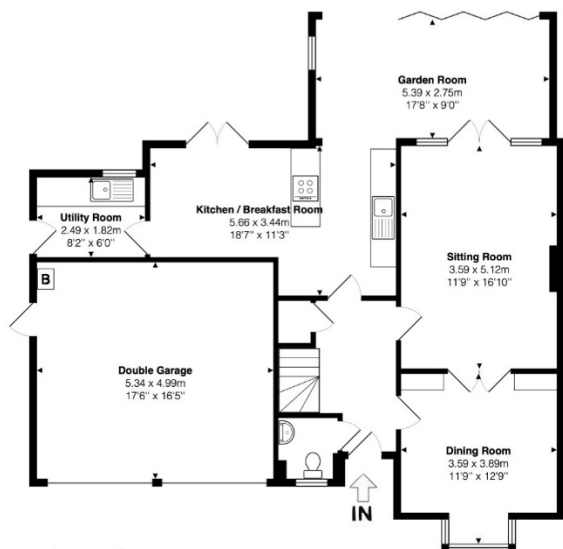
Double garage with up and over doors to the front, power, light and door to the side. Wall mounted gas central heating boiler.

SERVICES AND OUTGOINGS:

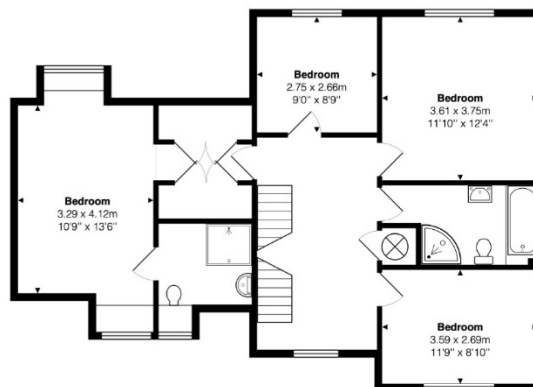
Mains water, drainage, gas and electricity. Gas central heating. South Oxfordshire District Council, Tax Band G. **EPC RATING:** 70 C

VIEWING ARRANGEMENT:

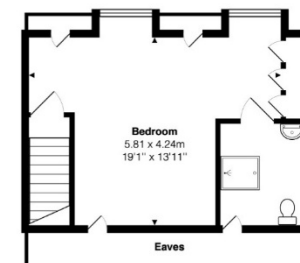
Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939/522800.



Approx. Floor
Area 1160 Sq.Ft.
(108 Sq.M)



Approx. Floor
Area 852 Sq.Ft.
(79 Sq.M)



Approx. Floor
Area 312 Sq.Ft.
(29 Sq.M)

The approximate total area for the elements of the property represented on the floorplan is 216 SqM (2323 Sq.Ft) excluding eaves

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This floor plan is provided by Expert Survey Solutions Ltd 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.

Disclaimer: It is not our policy to test services and domestic appliances and cannot verify as to their working order. The purchaser should seek expert advice from solicitors/surveyors. Neither these particulars nor oral representation form any part of any contract and their accuracy cannot be guaranteed.

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