









Guide Price
£625,000 Freehold

10 High Street
Lewknor
OX49 5TL

A delightful period cottage that has been the subject of comprehensive refurbishment over recent years as well as the addition of a significant contemporary styled extension that provides a large hallway and an open plan kitchen/dining/family room. The original features of the cottage are still very much in evidence including the timber framework, beamed ceilings and an inglenook fireplace.

-  **Sitting Room**
-  **Study**
-  **Open Plan Kitchen/
Dining/Family Room**
-  **2/3 Bedrooms**
-  **Shower/Bathroom**
-  **En-Suite Bathroom**
-  **Study/Bed 3**
-  **80' Garden**
-  **Garage & Parking**

A beautifully extended and refurbished period cottage in the centre of the village with garage, parking and 80' garden

-  Watlington 2.5 miles
-  Thame 8 miles
-  Oxford 16 miles
-  M40 (J6) 0.5 miles
-  Heathrow 34 miles
-  London 45 miles





Description:

This lovely period cottage probably dates from the late 18th century and has been the subject of a comprehensive programme of refurbishment and remodelling.

In addition a contemporary styled ground floor extension has provided a large entrance hall together with an open plan family kitchen and dining room with vaulted roof that opens to the garden.

A sizeable sitting room with inglenook fireplace, beamed ceiling and oak boarded floor is the centrepiece of the property. On the first floor there is a large master suite with bathroom and a further double bedroom.

There is a ground floor bath/shower room as well as a study or occasional bedroom. A parking bay lies alongside the approach and in addition there is a single garage and further parking space.

The cottage enjoys a sizeable south-east facing garden and is situated in a quiet cul-de-sac in the centre of the village close to the impressive 12th century parish church and the well-regarded public house, The Leathern Bottel.

Planning permission has been obtained for a further extension and alterations and copies of the plans are available on request.



Location

Lewknor is a particularly lovely village situated at the foot of the Chiltern Hills and within a designated conservation area. There are beautiful walks in all directions and the area is popular with ramblers and bird watchers. The village has an historic 12th century church, public house and a successful primary school.

The town of Watlington is only two and a half miles distant while the proximity of the M.40 provides easy access to the Midlands, London and the regional business centres of Oxford and High Wycombe.

The Oxford Tube coach service, operating between London and Oxford, is within a five-minute walk of the property and this stop also serves airport buses to both Heathrow and Gatwick.





Approach, Gardens & Garage

Approach: An unmade shared driveway provides access to this cottage and its immediate neighbours.

Parking & Garage: A parking bay lies alongside the enclosed lawned approach to the cottage and adjacent is a detached garage fronted by a further parking bay.

The Garden: About 80' (24.38m) A sizeable south-east facing garden lies to the rear enclosed by close-boarded fencing and heavily planted borders.

A small paved terrace extends from the back of the cottage with steps up to an extended lawn.

There is gated side-path allowing access to the front of the property.



Services

Mains services: Electricity / Water / Drainage
 Heating: LPG Gas fired central heating.
 Local Authority: South Oxfordshire District Council
 Band: E
 EPC Rating: C

Viewings

Viewing by prior appointment with Robinson Sherston Watlington office



Tel: **01491 614 000**

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.*



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		52
(21-38) F		
(1-20) G	09	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

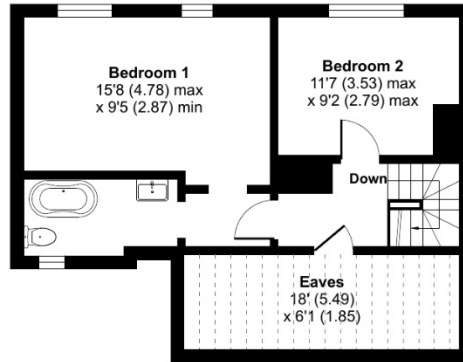
Lewknor, Watlington, OX49

Approximate Area = 1328 sq ft / 123.3 sq m

Limited Use Area(s) = 116 sq ft / 10.8 sq m

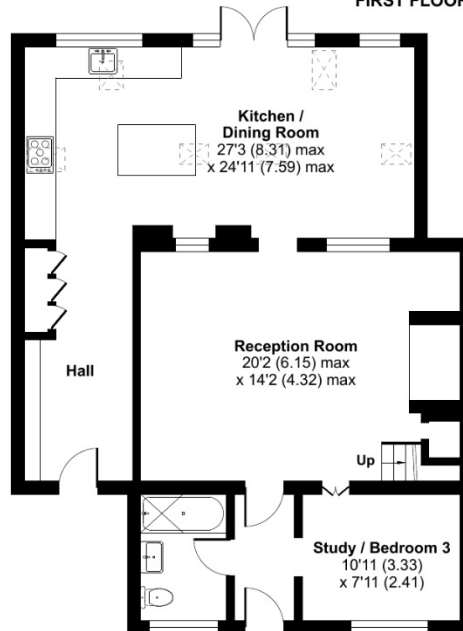
Total = 1444 sq ft / 134.1 sq m

For identification only - Not to scale



Denotes restricted head height

FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2023. Produced for Robinson Sherston. REF: 940395