









**Guide Price**  
**£1.250m Freehold**

**Charringtons**  
**5 High Street, Watlington**  
**OX49 5PZ**

This lovely grade II listed townhouse is situated in the centre of the town and offers generous and attractively presented family accommodation together with a substantial landscaped garden and detached barn-style double garage with workshop and studio.

-  Reception Hall
-  Sitting Room
-  Dining Room
-  Family Room
-  Kitchen/Breakfast Room
-  4 Bedrooms
-  2 Bath/Shower rooms
-  En Suite Cloakroom
-  Large Cellar
-  Garage/Studio/Store
-  Ample private parking
-  250' Garden

A handsome  
grade II listed  
18<sup>th</sup> century  
townhouse with  
substantial  
garden & garage

-  Town centre
-  Henley 10 miles
-  Oxford 15 miles
-  M40 (J6) 2.5 miles
-  Heathrow 32 miles
-  London 45 miles



## Description:

This handsome grade II listed townhouse was built in about 1725 and was remodelled later that same century. A further single storey extension undertaken some 20 years ago extended the accommodation and together with a considerable amount of enhancement work has substantially added to the function and appeal of the property.

Providing generously proportioned rooms with good ceiling heights throughout there are a wealth of original features including fireplaces, exposed timber framework and panelling. The accommodation is arranged over three floors and includes a large cellar. Of particular note is the large family kitchen with Aga that opens onto the gardens and an elegant first floor sitting room with panelled walls and large sash windows.



A richly stocked landscaped walled garden with south-facing aspect lies to the rear and includes Box topiary, espalier fruit trees and a rose garden. Beyond the garden a rear driveway with parking leads to a large barn style double garage, workshop and studio.



## Watlington

Watlington is reputedly England's smallest town with its origins dating from the 6th century. The town has a range of sports facilities that embrace football and cricket as well as tennis, squash and bowls. There are good local shops including a first-class butcher and delicatessen and some excellent restaurants and pubs. Watlington Primary school and Rainbow Corner Day-nursery and pre-school have an 'outstanding' Ofsted rating and senior education is provided by the well-regarded Icknield Community College. The Chiltern Hills rise above the town and offer some of the finest landscapes in south-east England. There is much on offer here for outdoor enthusiasts, cyclists and walkers as The Icknield Way (Ridgeway National Trail) passes close to the town. Watlington is also the heartland of the re-introduced Red Kite that now soar above the town's roof tops



## Approach

The house has pedestrian access from the High Street. Vehicular access is provided via a shared driveway to the rear that offers gravelled parking for 2 or 3 cars and access to the barn-style double garage. A gated footpath the flank of the garage provides access to the garden and house.

## Gardens

A lovely landscaped south-facing walled garden lies to the rear of the house. It is substantial and extends some 250' in a formal design that incorporates a paved courtyard, well-stocked herbaceous borders, a rose garden, espalier fruit trees, Box topiary and shaped Yew hedgerows. There is access to the workshop/studio and double garage to the rear.



## Services

Mains services: Electricity / Gas / Water / Drainage  
 Heating: Gas Fired central heating,  
 Council Tax: South Oxfordshire District Council  
 Band: D  
 EPC Rating: Listing exemption

## 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.*

### High Street Watlington

Approximate Gross Internal Area 248.03 sq m / 2669.77 sq ft  
(Including Outbuilding & Cellar)

Outbuilding Area 81.09 sq m / 872.85 sq ft

Cellar Area 23.50 sq m / 252.95 sq ft

Total Area 352.62 sq m / 3795.57 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.