



Guide Price
£539,000 Freehold

24 Pyrton Lane
Watlington
OX49 5LX

This three-bedroom family house has been the subject of considerable upgrading works in recent years and is in superb decorative order through-out. There are some excellent features including a spacious reception room with solid fuel stove and bi-fold doors opening to a redesigned low maintenance garden. A new kitchen has been installed and the master bedroom now has an en-suite shower room.

-  Entrance Hall
-  Sitting Room
-  Study
-  Kitchen/Dining Room
-  3 Bedrooms
-  2 Bath/Shower rooms
(1 En-suite)
-  Cloakroom
-  South-Facing Garden
-  Integral Garage
-  Private Parking

A recently refurbished and superbly presented 3 bed family house with south-facing garden & garage

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





Description:

The house is set away from the public road in a courtyard setting with an attractive outlook to the rear towards the 14th century parish church of St Leonard.

Recently redecorated both internally and externally the house further benefits from a number of other significant improvements and upgrading works. These include new bi-fold doors to the garden, a solid fuel stove in the fireplace and a bespoke book and display unit to the full length of one wall. The family sized kitchen/dining room, which also opens to the garden, has a new Howdens kitchen with integral equipment and a large corner larder cupboard. A study lies off the hallway, as well as a cloakroom. The adjacent integral garage has a new electric shutter door and gas boiler, replacing the old oil-fired system, and the electrical installation has been upgraded.



Upstairs, an en-suite shower room has been installed for the principal bedroom together with a custom-built 'Sharps' fitted wardrobe. A further double and single bedroom on this floor are served by a modern family bathroom with separate bath and shower cabinet. From this floor there are attractive views over the garden to the parish church.

Location – Central 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.

Outside:

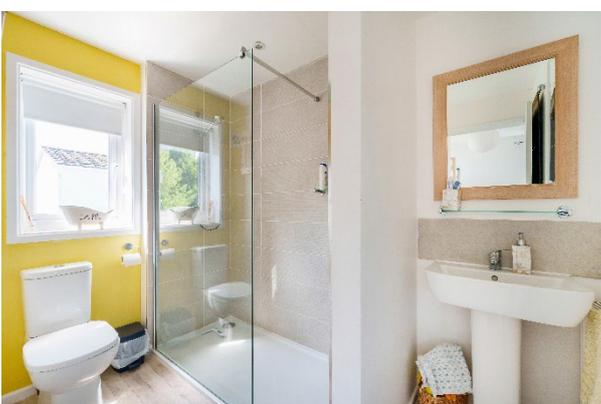
Garage & Parking: The garage has a remote operated electric roller shutter door. There are power and light points, a plumbing point for a washing machine and a new wall-mounted gas-fired boiler has been installed. A rear door leads out to the garden and a new fire-resistant internal door leads to the kitchen. There are two parking bays in the courtyard, fronting the house.





The Garden: About 16.79 x 9.73 (55'1" x 31'11"). The garden, which has an attractive outlook to the parish church and church yard, is south facing and enclosed by close boarded fencing. It has been designed for low maintenance with new drainage and a surface of Cotswold chippings over a porous membrane.

There is a raised stone paved terrace and well-stocked borders containing a wide variety of plants. A large timber framed garden store has been recently erected and there is an outside tap and lighting. A gate to the rear of the garden gives pedestrian access to a public footpath that offers provides a five-minute walk to the High Street.



Services

Mains services: Electricity / Gas/ Water/ Drainage
 Heating: Gas-Fired central heating,
 Local Authority: South Oxfordshire District Council
 Council Tax Band: F
 EPC Rating: Band 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.*

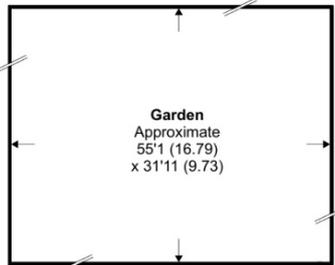
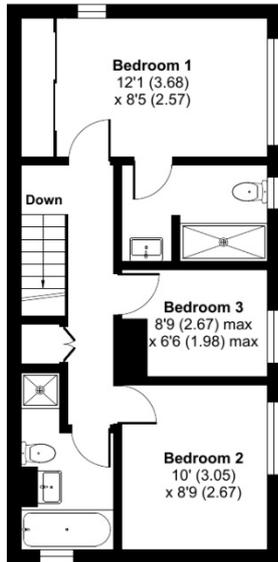


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

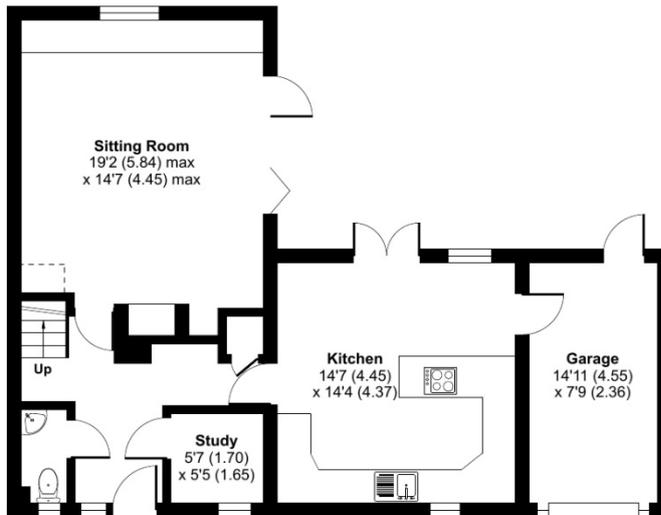
WWW.EPC4U.COM

Pyrton Lane, Watlington, OX49

Approximate Area = 1120 sq ft / 104 sq m
 Garage = 116 sq ft / 10.7 sq m
 Total = 1236 sq ft / 114.7 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Robinson Sherston. REF: 1020515

