



**Guide Price**  
**£445,000 Freehold**

**5 Springfield Close**  
**Watlington**  
**OX49 5RF**

This three-bedroom family house is well-presented and is situated in a quiet residential cul-de-sac. It occupies a generous plot that includes a sizeable garden, off-road parking and a garage. The interior is generally spacious and benefits from excellent natural lighting.

- Entrance Lobby
- Double Reception Room
- Conservatory
- Fitted Kitchen
- 3 Bedrooms
- Bath/Shower room
- Cloakroom
- Generous Garden
- Garage
- Off-Road Parking

A bright and spacious three bedroom family home in a generous plot quietly situated close to the town centre

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



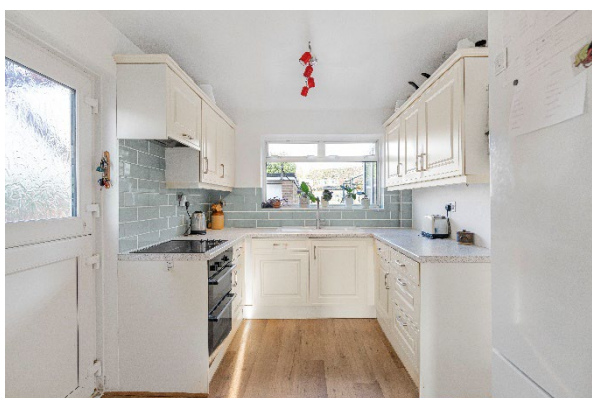


## Description:

This well-presented family house occupies a quiet residential cul-de-sac close to the town centre. It benefits from a sizeable plot that offers a garage, off-road parking and a generous garden.

The interior provides generally spacious rooms, all of which enjoy good natural lighting and from some there are attractive extended views.

There is a well-fitted modern kitchen and bathroom. A conservatory off the reception room leads into a generous garden, with the single garage alongside. The driveway approach provides off-road parking.



## 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:

The house is set back from the road behind a driveway that provides off-road parking and access to the garage.

**Garage: 4.96m x 2.74 (16'3 x 9'0)**  
Brick built with 'up and over' door.





The Garden: About :7.5m (57'4")

Enclosed by close boarded fencing. A paved terrace extends from the rear of the house to an expanse of lawn with planted borders. There is side access to the driveway.



## Services

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

## 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+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

Approximate Gross Internal Area 1141 sq ft – 106 sq m  
 Ground Floor Area 545 sq ft – 50 sq m  
 First Floor Area 449 sq ft – 42 sq m  
 Garage Floor Area 147 sq ft – 14 sq m

