









**Guide Price**  
**£850,000 Freehold**

**Stoneleigh**  
**14 Couching Street,**  
**Watlington OX49 5QQ**

This attractive double-fronted Victorian house has been the subject of substantial upgrading and extension works in recent years. It occupies a setting close to the town centre and provides attractive and characterful four-bedroom family accommodation of great style together with off-road parking and a lovely walled garden.

-  Reception Hall
-  Sitting Room
-  Family Room
-  Open Plan Kitchen/Dining Room
-  4 Bedrooms
-  2 Bath/Shower rooms
-  2 Cloakrooms
-  Utility Room
-  Walled Garden
-  Off-Road Parking

An imposing and characterful period family house in the centre of Watlington

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





## Description:

Stoneleigh is an attractive and imposing double-fronted mainly Victorian house with earlier origins and later additions.

It has been the subject of significant upgrading and remodelling works in recent years and this work has created a spacious and characterful family home with some attractive period features including exposed timber framework.

There is a gated driveway alongside the house that provides off-road parking and to the rear is a delightful south-east facing walled garden.

Of particular note is the substantial and well-equipped family kitchen/dining room that occupies the centre of the house. This room leads into a characterful family/garden room with vaulted roof, fireplace with solid fuel stove and French doors opening into the garden.

The sitting room has twin bay windows, fitted book and display units, an oak boarded floor and an open fireplace. Of note too is the large entrance hall with Victorian tiled floor.

There are three double bedrooms and a single bedroom on the first floor including the master bedroom which has an en-suite shower room with walk-in wardrobe alongside.



## 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



## Garden & Approach

Double wooden gates give access to the driveway where there is parking for two to three vehicles. A gate at the rear of the driveway leads into the walled garden.

**Garden: Approx 52' (16m)** The walled garden to the rear of the house is lovely. A paved patio extends from the rear of the house with steps up to an expanse of lawn with a brick pathway and planted borders with a variety of plants, shrubs and climbing plants. A mature Yew tree stands at the end of the garden where a solid wood arched doorway in the wall of the garden leads out to a public footpath providing rear pedestrian access.



## Services

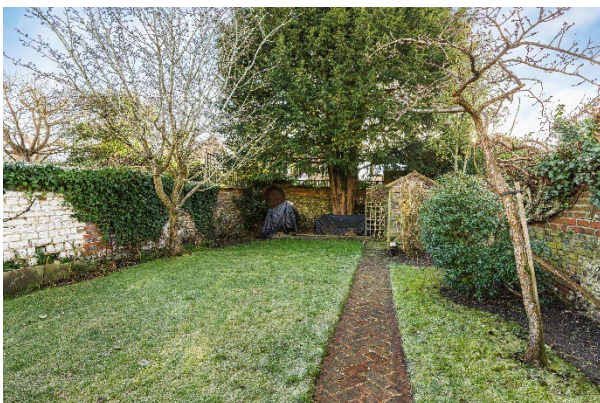
Mains services: Electricity / Gas / Water / Drainage  
 Heating: Gas Fired central heating,  
 Council Tax: South Oxfordshire District Council  
 Council Tax Band: F  
 EPC Rating: D

## 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+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	68	
(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

Approximate Gross Internal Area 2077 sq ft – 193 sq m  
 Ground Floor Area 1183 sq ft – 110 sq m  
 First Floor Area 894 sq ft – 83 sq m

