



**Guide Price**  
**£575,000 Freehold**

**70 Shirburn Road**  
**Watlington**  
**OX49 5BZ**

This detached, unmodernised, three-bedroom bungalow occupies a substantial plot and has some wonderful extended views across the meadows and beyond to the Chiltern escarpment. While it has a semi-rural setting it is no more than a five-minute walk to Watlington High Street. There is much opportunity here to remodel and upgrade the accommodation.

- Entrance Hall
- Large Open Plan Reception and Dining Room
- Kitchen
- Utility Room
- 3 Double Bedrooms
- 2 Bath/Shower Rooms
- Cloakroom
- Substantial Garden
- Car Port
- Ample Off-Road Parking

An unmodernised detached 3 bed bungalow in a substantial plot close to Watlington town centre

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





## Description:

This unmodernised, detached bungalow occupies an attractive setting within a five-minute walk of the town centre.

Occupying a generous plot the property offers ample off-road parking and a large garden to the rear from which there are some wonderful views over the adjacent meadows to the Chiltern escarpment beyond.

Although extended at an earlier date, providing a large double reception room across the full width of the property, there is still opportunity to remodel and upgrade the accommodation, adding value and creating a home to personal specifications.



## 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:

**Approach:** The property is accessed via a generous driveway that provides ample off-road parking and is concealed from the road via a mature evergreen screen. A car-port provides covered parking to the approach to the front door.

**Garden:** A sizeable garden lies to the rear extending to some 90'. From the rear of the garden there are some outstanding views across the meadows to the Chiltern escarpment. The garden is mainly laid to grass but has planted areas that include a number of evergreen trees. A patio lies to the rear with a greenhouse alongside.





## Services

Mains services: Electricity / Gas/ Water/ Drainage

Heating: Gas-fired central heating,

Local Authority: South Oxfordshire District Council

Council Tax Band: E

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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Approximate Gross Internal Area 1181sq ft – 110 sq m

