









Guide Price
£650,000 Freehold

18 Watlington Road
Lewknor
OX49 5TT

This house has been the subject of an extensive programme of works over recent years including the complete re-modelling and refurbishment of the interior, a loft conversion and new rear extension. In addition a detached garden studio of 300 sq ft provides a contemporary office or leisure space with storage that opens via bi-fold doors to a south-facing terrace. There is a terrace and landscaped garden of nearly 300' in length offering extended views.

-  Open-Plan Reception / Dining Area / Fitted Kitchen
-  3 Double Bedrooms
-  2 Bath/Shower rooms (1 En Suite)
-  Dressing Room
-  Cloakroom
-  Utility Room
-  295' Garden
-  Garage
-  Studio/Office/Store

An outstanding extended and refurbished three bedroom village family house with a large garden and detached modern studio/office

-  Watlington 2.5 miles
-  Thame 8 miles
-  Oxford 16 miles
-  M40 (J6) 0.5 miles
-  Heathrow 34 miles
-  London 45 miles





Description:

This semi-detached house occupies a large plot that provides a deep driveway approach, and a 295' west facing garden. The property has been the subject of significant and wide-ranging works over recent years this has included a complete re-modelling of the interior, a rear extension and the loft converted. In addition a 30' studio building has been built in the garden with wi-fi, power, lighting and plumbing connections. There is ample off-road parking in the driveway as well as a single garage.

The interior is well-lit and features a large open plan ground floor arrangement from front to back that incorporates reception and dining areas and a sizeable and comprehensively fitted family kitchen with utility and cloakroom alongside. Glazed doors open to the rear are west-facing and open to the terrace and garden.

On the first floor the master bedroom enjoys fine extended views over the garden and farmland beyond. It has an en-suite shower room and a dressing area with fitted wardrobes. There is a family bathroom and two further bedrooms, including a large loft room with panoramic views to both east and west.



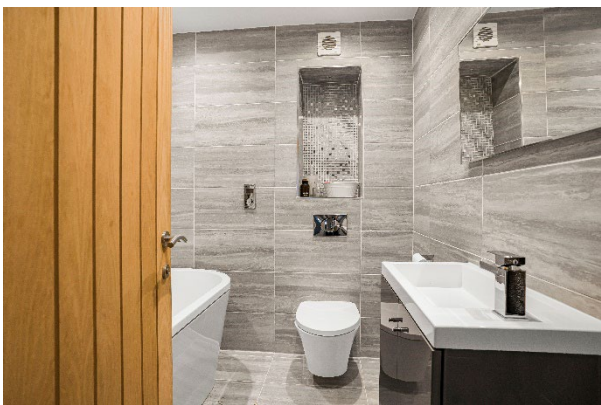
Location

Lewknor is a particularly lovely village situated at the foot of the Chiltern Hills and within a designated conservation area. There are beautiful walks in all directions and the area is popular with ramblers and bird watchers. The village has an historic 12th century church, public house and a successful primary school.

The town of Watlington is only two and a half miles distant while the proximity of the M.40 provides easy access to the Midlands, London and the regional business centres of Oxford and High Wycombe.

The Oxford Tube coach service, operating between London and Oxford, is within a five-minute walk of the property and this stop also serves airport buses to both Heathrow and Gatwick.





Outside:

An extended driveway and sizeable garden lie to the front of the house and offer the opportunity to provide additional parking, if required. The driveway extends down the flank of the house to a garage and provides access to the rear garden.

Studio/Office/Store: (About 300 sq ft) A well specified detached timber framed and clad building with glazed section and bi-fold doors. The building is fully insulated with plaster finished walls and wood effect flooring. Subdivisions within the building provide compartments for storage and work/leisure spaces. There are wi-fi, power, light and plumbing connections.



Single Garage: A timber framed single garage lies to the flank and rear of the house, approached via an extended driveway.

Services

Mains Services: Electricity / Water / Drainage.

Heating: LPG gas central heating (Underground LPG storage tank)

Local Authority: South Oxfordshire District Council

Council Tax Band E

EPC Rating:

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+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

Approximate Gross Internal Area 1770 sq ft – 166 sq m
 Ground Floor Area 684 sq ft – 64 sq m
 First Floor Area 491 sq ft – 46 sq m
 Second Floor Area 180 sq ft – 17 sq m
 Garage Area 290 sq ft – 27 sq m
 Outbuilding Area 125 sq ft – 12 sq m

