



Guide Price
£1,450,000 Freehold

The Springs
1 Ingham Lane
Watlington OX49 5EA

A substantial and imposing Edwardian house close to Watlington town centre but with excellent access to the countryside. Large elegant rooms, a south-facing aspect and a generous garden make this a fine family home

- Hall
- Sitting Room
- Drawing Room
- Dining Room
- Family Room
- Family Kitchen
- 5 Bedrooms
- 3 Bath/Shower rooms
- Cloakroom
- Utility Room
- Garage/W'shop/Studio
- Garden

A fine detached Edwardian family house of much character

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





The House:

A handsome and imposing detached Edwardian house thought to have been built for a local doctor and his family around 1920. The current owners of the house have been here since 1985 during which time they refurbished and remodelled the interior for modern family living.

The accommodation is extensive and extends to almost 4,000 square feet overall including four reception rooms and five bedrooms. Apart from the house itself there is a detached oak framed outbuilding that provides a workshop, log-store and first floor studio. A wide driveway lies alongside with the south-facing garden adjacent and this wraps around the west elevation of the house where there is a kitchen garden.

The interior is very appealing and distinguished by the large well-lit rooms with generous ceiling heights, most of which overlook the garden with a south-facing aspect. The cosy sitting room with wood burning stove is in the centre of the house with access to the garden. This room is flanked by the drawing room and dining room, which lie to either side. A large family kitchen has a double aspect with sizeable utility room alongside and there is a family room, also with fireplace.

The first floor offers five double bedrooms, three of which enjoy the fine outlook over the gardens. Three bath/shower rooms are alongside. A large loft with roof lights is easily accessed by an enclosed lobby with drop-down steps.



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 property is approached via a wide gravel driveway to the flank of the house and this provides ample space for several vehicles.

Garage/Workshop/Studio: A detached outbuilding accommodates a double garage (approx 415 sq ft), wood-store, workshop as well as a first-floor studio/hobbies room (approx 392 sq ft)

Gardens: The garden is south-facing and wraps around the house enclosed by a mature hedgerow and close-boarded fencing. A flag stone terrace with planted borders extends from the back of the house to an expanse of lawn. There are well-stocked beds and borders containing a variety of plants and climbers as well as espaliered fruit trees. On the western flank of the house is a kitchen garden with raised beds.



Services

Mains services: Electricity / Gas / Water / Drainage

Heating: Gas fired central heating,

Council Tax: South Oxfordshire District Council

Band: G

EPC Rating: E

Viewings

Viewing by prior appointment with Robinson Sherston

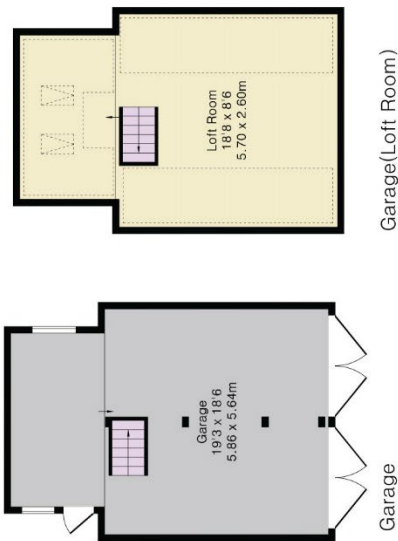
Watlington office: Tel: **01491 614 000**

Email: watlington@robinsonsherston.co.uk

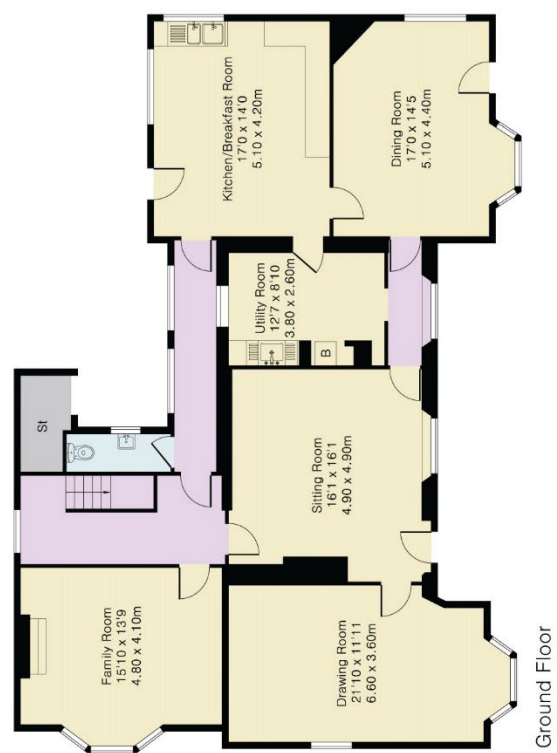
Sales Disclaimer

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.*

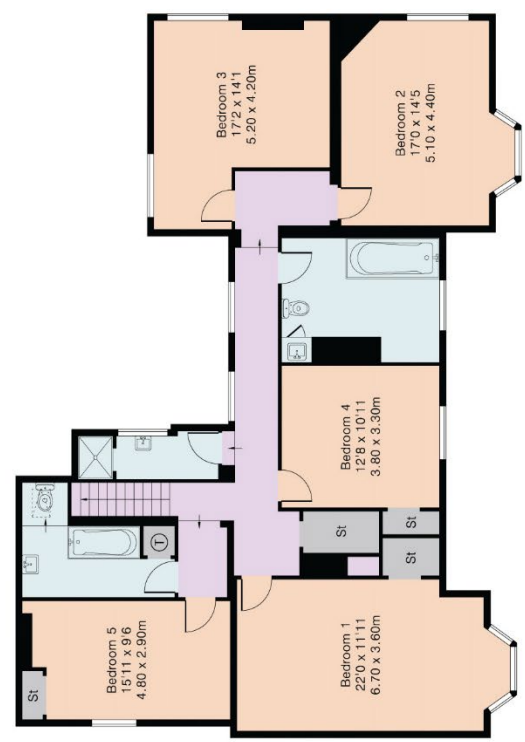




Approximate Gross Internal Area 3975 sq ft – 370 sq m
 Ground Floor Area 1650 sq ft – 153 sq m
 First Floor Area 1518 sq ft – 141 sq m
 Garage Area 415 sq ft – 39 sq m
 Garage(Loft Room) Area 392 sq ft – 37 sq m



Ground Floor



First Floor

