









Guide Price
£795,000 Freehold

**Greenfields,
Britwell Salome,
Watlington OX49 5LF**

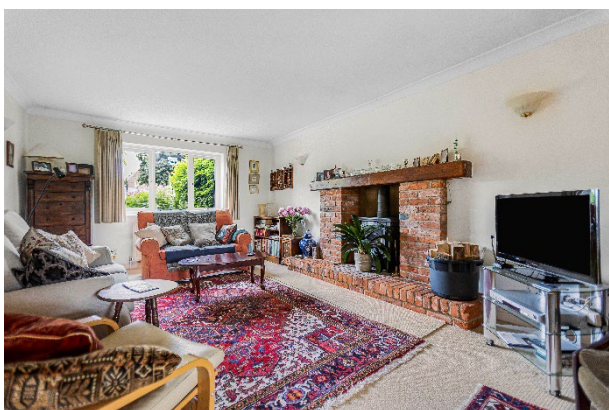
Occupying a large plot on the edge of the village with a generous garden and some outstanding views Greenfields is a lovely family home. The accommodation is bright and well-presented providing four double bedrooms but there are almost certainly opportunities to extend the property further, subject to the usual planning and building consents.

-  Entrance Hall
-  Sitting Room
-  Dining Room
-  Kitchen/Breakfast Room
-  4 Bedrooms
-  2 Bath / Shower Rooms (1 En-Suite)
-  Utility Room
-  Cloakroom
-  Garage
-  Large Garden with views

A detached four-bedroom village house with large garden and wonderful views

-  Watlington 1.2miles
-  Henley 10 miles
-  Oxford 17 miles
-  M40 (J6) 2.5 miles
-  Heathrow 32 miles
-  London 45 miles





Description:

This well-presented detached family house occupies a quiet and attractive setting at the top of a residential cul-de-sac.

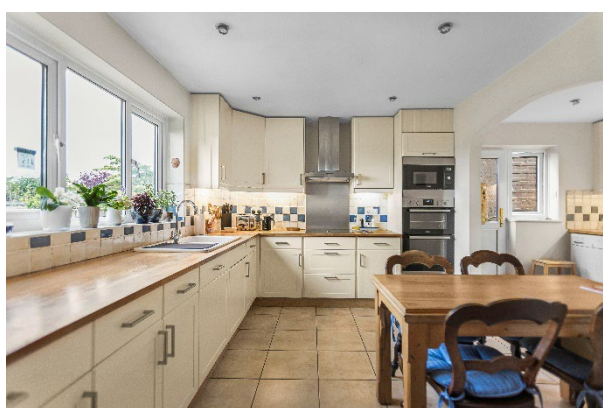
To the rear is a generous and richly-stocked garden from which there are glorious views across the neighbouring meadows and farmland.

The interior provides well-arranged family accommodation that includes a sizeable reception room with a large modern inglenook style fireplace. A dining area lies alongside with glazed doors opening to the terrace and garden.

A family-sized kitchen is well-equipped and provides ample dining area as well as an adjacent utility room.

On the first floor all the bedrooms are double-size with the two rear rooms enjoying the wonderful extended view to the rear. The master bedroom has an en-suite shower room and an extensive range of fitted wardrobes.

There are almost certainly opportunities to extend the property to the rear as well as encompassing the garage into the accommodation.



Britwell Salome

Britwell Salome is a very pretty village and occupies a lovely position at the foot of the Chiltern Hills, towards which it enjoys some glorious views and good access to the Ridgeway Path. The village has a fine 12th century church, the reputable Red Lion pub/restaurant and a farm shop. Watlington is not much more than 1.2 miles from the village and provides good local shopping and public amenities. Access to the M40 is about four miles away at Junction 6, providing easy access to the Midlands, London and the regional business centers of Oxford and High Wycombe. Henley on Thames and Wallingford provide more comprehensive local shopping facilities, including Waitrose and both are no more than 10 miles from the village.



Outside

There is ample parking in the driveway fronting the house.

Integral Garage: Hinged wooden doors provide access. There are power and light points. An internal door provides access into the house.

Garden: A lovely garden lies to the rear of the house. A stone paved terrace extends from the back of the house to an expanse of lawn with deep, well-stocked, borders that display a wide variety of mature plants, shrubs and climbing plants. A handsome weeping birch at the bottom of the garden sits alongside a large raised timber deck designed to enjoy the stunning extended view over meadows and farmland. The deck has planted borders and there is a timber framed garden store alongside. There is an outside lighting point and water tap.



Services

Mains services: Electricity / water / Drainage

Heating: Oil fired central heating,

Local Authority: South Oxfordshire District Council

Council Tax Band: G

EPC: D

Viewings

Viewing by prior appointment with Robinson Sherston

Watlington office

Tel: **01491 614 000**

Email: **watlington@robinsonsherston.co.uk**



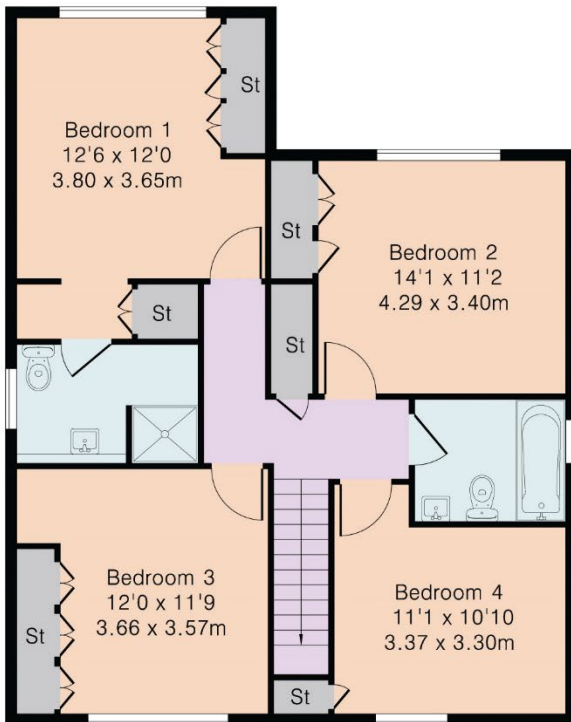
Sales Disclaimer

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.*

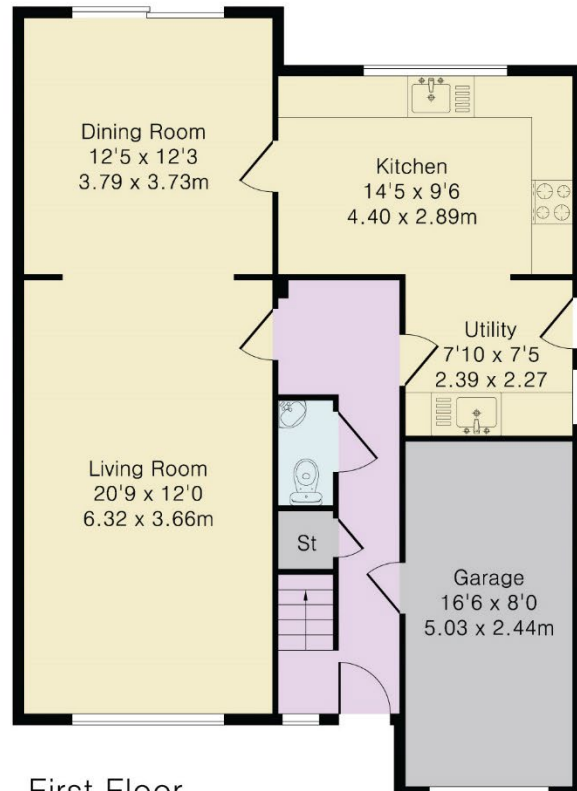
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	74
(55-68)	D	59
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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Approximate Gross Internal Area 1633 sq ft – 152 sq m
 Ground Floor Area 774 sq ft – 72 sq m
 First Floor Area 859 sq ft – 80 sq m



Ground Floor



First Floor