









## Guide Price £425,000 Freehold

1 Beacon View  
Lewknor  
OX49 5TJ

This semi-detached house occupies a large plot that extends to some 320' and has some wonderful views of Aston Hill and the agricultural land that surrounds it. The house does require modernisation but presents a great opportunity to remodel and extend to create a fine family home with a large garden.

-  Entrance Lobby
-  Sitting Room
-  Kitchen/Diner
-  3 Bedrooms
-  Bathroom
-  Substantial Garden
-  Detached garage

An unmodernized semi-detached house in a large plot with opportunities to remodel & extend

-  Chinnor 2.9 miles
-  Watlington 4.7 miles
-  Thame 7.3 miles
-  M40 (J6) 1 mile
-  Heathrow 30 miles
-  London 40 miles





## Description:

A semi-detached house occupying an attractive rural cul-de-sac close to the village of Lewknor and the M40 motorway.

The house occupies a large plot that extends to some 320' and benefits from fine extended views of the Chiltern escarpment and the surrounding agricultural land.

Although the house appears to be well maintained it requires modernisation and presents an opportunity to remodel and extend the accommodation to create a characterful family home with large garden.

Planning consent was obtained to extend the property to the flank and rear but this lapsed in 2021 and would need to be re-submitted to allow this scheme to proceed. It is worth noting that other properties in the surrounding group of houses have been similarly extended.

Copies of the extension plans and decision can be provided on request.

## Location:

The house occupies a rural setting between the villages of Lewknor and Aston Rowant with the M40 motorway close-by.

It forms part of a group of similar houses in a cul-de-sac and as such is largely unaffected by passing traffic. From the house there is a fine view of the Aston Hill and the nature reserve that surrounds it.

Local shops and services are available in nearby Chinnor or Watlington and the market town of Thame is no more than a fifteen-minute drive away and provides more comprehensive services and shops including Waitrose.





## Outside

### **Detached Garage/Workshop: 5.47 x 2.88 (17'11 x 9'5)**

Timber framed garage with hinged wooden doors and weatherboard facias and a pitched roof. There is a personal side door and window.

### **Plot & Garden: About 98.45m (323') in depth.**

The house enjoys a large garden that lies to flank and rear of the house and at its full extent is almost 100 metre's in length. It is mainly laid to lawn with a paved terrace to the immediate rear of the house. An enclosed kitchen garden lies to the rear.



## Services

Mains services: Electricity /Water / Drainage

Heating: Economy 7 meters installed for night storage heating. Solid fuel stove

Council Tax: South Oxfordshire District Council

Band:

EPC Rating: E

## Viewings

Viewing by prior appointment with Robinson Sherston


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

Email: [watlington@robinsonsherston.co.uk](mailto: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>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(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 980 sq ft - 92 sq m**

Ground Floor Area 405 sq ft – 38 sq m

First Floor Area 405 sq ft – 38 sq m

Garage Area 170 sq ft – 16 sq m

