



25, Spring Lane  
Watlington  
Oxfordshire, OX49 5QN

Guide Price £897,500

**RB** REASTON BROWN



## A Beautifully Presented Four-Bedroom Family Home Situated On A Sought-After Lane In Watlington, Offering Spacious Accommodation, Mature Private Gardens, Garage, And Easy Access To The Chiltern Hills And Walking Distance To Local Amenities. NO CHAIN

**25 Spring Lane** occupies a highly regarded position within one of Watlington's most desirable residential lanes. This four-bedroom detached family home combines generous proportions, versatile living spaces, and a large garden, offering the perfect balance of character and contemporary comfort.

The property extends to over 2,300 sq. ft., providing flexible accommodation ideally suited to modern family living. The welcoming entrance hall sets the tone for the rest of the house, leading into a bright sitting room where a large bay window and an elegant fireplace create a focal point. Double doors open into a versatile dining room, equally suited to entertaining or as an additional reception space.

At the heart of the home is the impressive open-plan kitchen and dining area. Designed with both practicality and style in mind, it features a comprehensive range of fitted units, generous work surfaces, and integrated appliances. A breakfast area overlooks the garden, making it a natural gathering place for everyday life. Adjoining the kitchen is a utility room and cloakroom. The Large cellar is cool and would make a great wine cellar or storage.

The first floor is arranged around a central landing. The principal bedroom is a generous double, complete with built-in wardrobes and a private en suite. The second bedroom also enjoys en suite facilities, while two further bedrooms are well-proportioned and filled with natural light. A modern family bathroom serves the remaining rooms.

Outside, the property is set back behind a gated gravel driveway, providing excellent off-road parking and access to the garage. The rear garden is large, and a blank canvas laid mainly to lawn with a paved terrace, which offers an idyllic setting for outdoor dining, summer entertaining, and family recreation. EPC :- D Council Tax band :- D Freehold

### Situation

Watlington is a charming Oxfordshire market town, often referred to as England's smallest town, yet offering a wealth of amenities and a strong sense of community. Tucked at the foot of the Chiltern Hills, within an Area of Outstanding Natural Beauty, it enjoys a setting that combines countryside tranquillity with excellent access to nearby towns and London. The high street retains its traditional character and is home to a selection of independent shops, cafés, restaurants, and public houses, alongside practical facilities such as a post office, library, and health centre. A weekly market and regular local events reinforce Watlington's welcoming community feel, while larger shopping and leisure facilities are available in Thame, Wallingford, and High Wycombe. Transport connections are excellent: the M40 (Junction 6) is a short drive, providing routes to Oxford, London, and Birmingham, while rail services from Princes Risborough and High Wycombe offer fast and direct access to London Marylebone. London Heathrow is approximately 40 minutes by car. Watlington is well served educationally with its own primary and secondary schools, and families also benefit from access to the renowned grammar and independent schools of Oxfordshire and Buckinghamshire. Surrounded by rolling countryside, the area is ideal for outdoor pursuits with numerous walking and cycling routes, including the nearby Ridgeway National Trail. The town is also well known for the distinctive Watlington White Mark, a chalk landmark carved into the hillside overlooking the town. With its blend of history, natural beauty, and modern amenities, Watlington offers an appealing lifestyle for those seeking a rural setting with strong connections.

*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.*











Approx. Gross Internal Floor Area 2385 Sq Ft / 221.61 Sq M

25 Spring Lane, Watlington, Oxfordshire, OX49 5QN

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

**RB** REASTON BROWN



*Viewing is Strictly by Appointment through Reaston Brown*

**www.reastonbrown.co.uk Email: sales@reastonbrown.co.uk**

94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626

2-4 Windmill Road, Headington, Oxford, OX3 7BU Tel : +44(0) 1865 308855

119-121 Park Lane . London . W1K 7AG. Tel : +44(0) 207 079 1589

***Sales, Lettings, Commercial & Chartered Surveying***

NATIONAL ASSOCIATION  
**NAEA**  
ESTATE AGENTS

