

PROPERTY AGENTS

JP Knight



Pauls Way, Watlington OX49 5QX



Pauls Way, Watlington

A beautifully presented family home nestled in this quiet residential road just to the north of the town. The current owners have made many recent improvements including opening up the kitchen and dining room, refitting it and adding a porch with cloakroom. The house also has a sitting room with log stove, 3 bedrooms and a stylish 3-piece bathroom.

Outside the house has a gravel drive, garage to the rear and a secluded south, southwest facing garden.

This convenient location is just a 5 minute walk to the town centre and its shops and amenities and is just 2.5 miles to jct.6 of the M40 where the Oxford Tube provides regular access to both London Victoria and Oxford.



Tenure - Freehold

Accommodation

The property is double glazed with gas central heating to radiators.

Entrance Porch: Wood style floor, down lighters, side window and radiator.

Cloakroom: White two-piece suite, wood style floor, radiator, downlighters and radiator.

Inner Hall: Stairs to landing with sliding storage drawers below, bookshelf, wood style floor, radiator, airing cupboard with hot water tank.

Sitting Room: Stylish fireplace with log stove set on a brick hearth with wood mantel, picture window to the front, wood style floor and radiator.



Kitchen/Dining Room: Recently re-fitted with a range of storage units and quartz worktops with induction hob, extractor hood, double electric oven, dishwasher, fridge, and wine fridge. Wood style floor, breakfast bar, French doors and window to the garden, sliding doors to the Sitting Room.

Stairs to Landing: Window to the side, loft access.

Bedroom 1: Window overlooking the garden, radiator.

Bedroom 2: Window to the front, radiator.

Bedroom 3: Window to the front, radiator, over stair linen cupboard.

Bathroom: It has been re-fitted with a white three-piece suite including a bath with shower and screen above, part tiled walls, downlighters and radiator. Double aspect windows to the rear and side.

Outside:

To the Front: Gravel drive across the front of the house with timber fence, a shared drive leads down the side of the property to the garage.

Garage: Twin doors to the front, light and power.

Rear Garden: A lovely feature it faces south, southwest and extends to 34'. There is a paved terrace with step down to an area of lawn with shrub borders and timber fencing with a gate to the drive.

Studio: Sliding doors to the garden, Wood style floor, down lighters and door to garage.

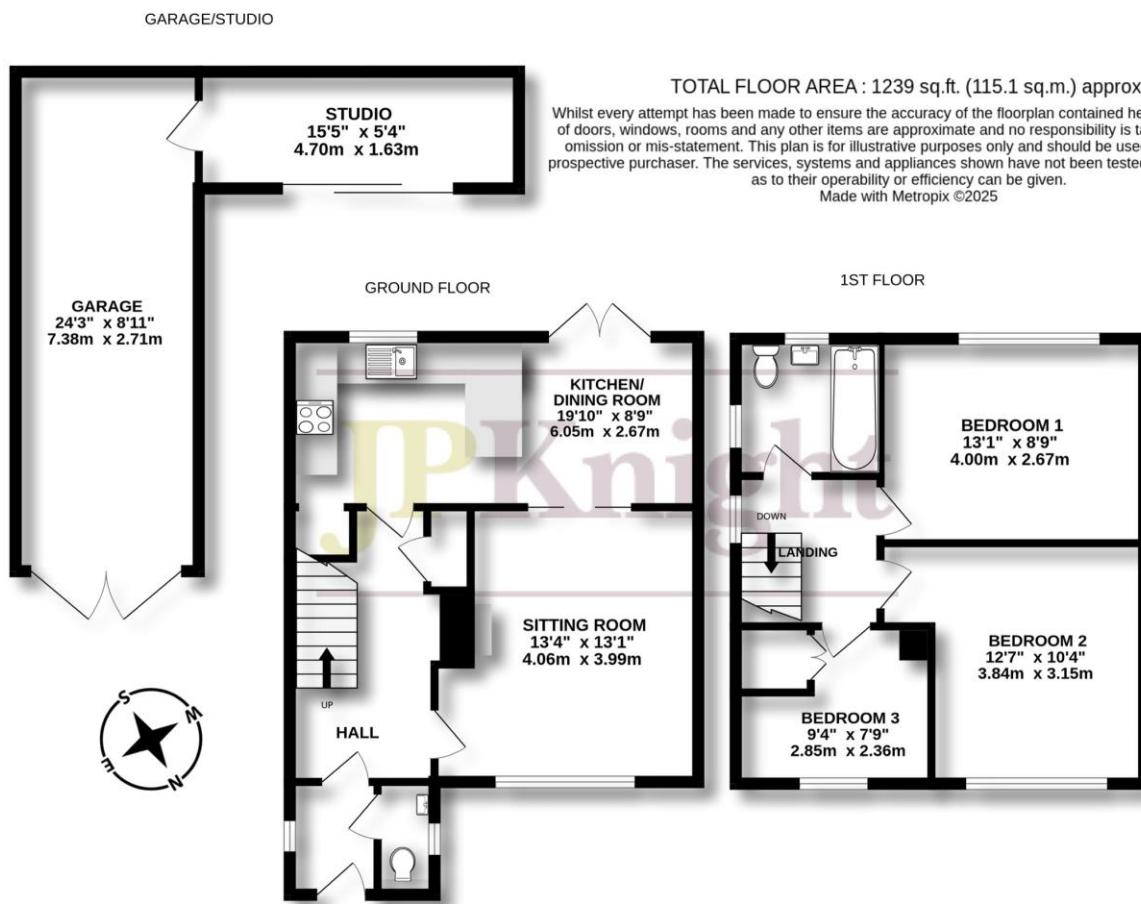


Directions

Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the roundabout and turn left onto the A4074. After 1.7 miles turn right into Church Road, turn right at the T-junction onto the B4009, turn first left, on the Watlington Road (B4009) and follow the road for 4.4 miles, it merges with the B480 take the 2nd left into Couching Street, follow this through the centre of town and after a short distance turn left onto Love Lane, the first left is Pauls Way and the house is on the left.



Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



TOTAL FLOOR AREA : 1239 sq.ft. (115.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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