



CRENDON **H**OUSE

Est. 1971

**11 Couching Street, Watlington,
Oxfordshire, OX49 5QF**

Guide Price £400,000 - Freehold

This extensively updated three-bedroom home occupies a convenient position close to the centre of Watlington and offers beautiful open plan accommodation. Further benefits include a private rear garden, off-road parking and a separate garage. The entrance hall provides access to a cloakroom and a useful range of full-height fitted storage. A glazed internal door opens into the main ground-floor living space, which has been arranged in an open-plan format to create a practical and sociable layout. The kitchen has been refitted with a comprehensive range of wall and base units, including generous corner storage, quartz work surfaces and a breakfast bar overlooking the reception area. Appliances include an integrated dishwasher, AEG electric oven and induction hob, with additional space provided for a washing machine and fridge/freezer. The adjoining reception area provides ample room for both seating and dining furniture, with two sets of French doors opening into the conservatory. Fitted with heating and sail-style blinds, the conservatory offers useful additional living space throughout the year and opens directly onto the rear garden. On the first floor are three bedrooms. The principal bedroom overlooks the garden and includes full-height fitted wardrobes, while the second is a comfortable double room and the third is suitable as a single bedroom, nursery or home office. The bathroom is fitted with a contemporary suite comprising a bath with rainfall shower above, bidet, heated towel rail and vanity storage. The enclosed rear garden has been landscaped with established planting, seating areas and a small water feature. A gate provides access to the communal parking area, while a pedestrian door leads into the garage. The garage benefits from power, lighting and an up-and-over door accessed from the parking area. There is designated off-road parking for one vehicle beside the property. Watlington is one of Oxfordshire's most sought-after market towns with excellent day-to-day amenities just a stones throw to the surrounding countryside. Nestled at the foot of the Chiltern Hills Area of Outstanding Natural Beauty, the town offers a welcoming community with an attractive selection of independent shops, caf  s, traditional pubs and restaurants. The town is well served for families, with a highly regarded primary school and secondary school, together with a range of sports clubs, parks and leisure facilities. There are an abundance of walking and cycling routes on the doorstep, including the nearby Ridgeway National Trail, making it an ideal location for those who enjoy an active outdoor lifestyle. Watlington enjoys excellent connectivity. The M40 (Junction 6) is within easy reach, providing convenient links to Oxford, High Wycombe, London and Birmingham, while nearby railway stations at Princes Risborough and High Wycombe offer regular services into London Marylebone. Blending picturesque surroundings and excellent transport connections, Watlington remains one of South Oxfordshire's most desirable places to call home.

N.B We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks in   50(incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of issuing a memorandum of sale, directly to Lifetime legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.





Three Well Proportioned Bedrooms

Stunning Open Plan Kitchen, Dining
& Living Space

Contemporary Refitted Kitchen With
Integrated Appliances

Bright Conservatory Providing
Additional Reception Space

Modern Family Bathroom & Ground
Floor Cloakroom

Enclosed Rear Garden

Detached Garage With Power &

Council Tax Band: D
EPC Rating: C



Crendon House – Wooburn Green

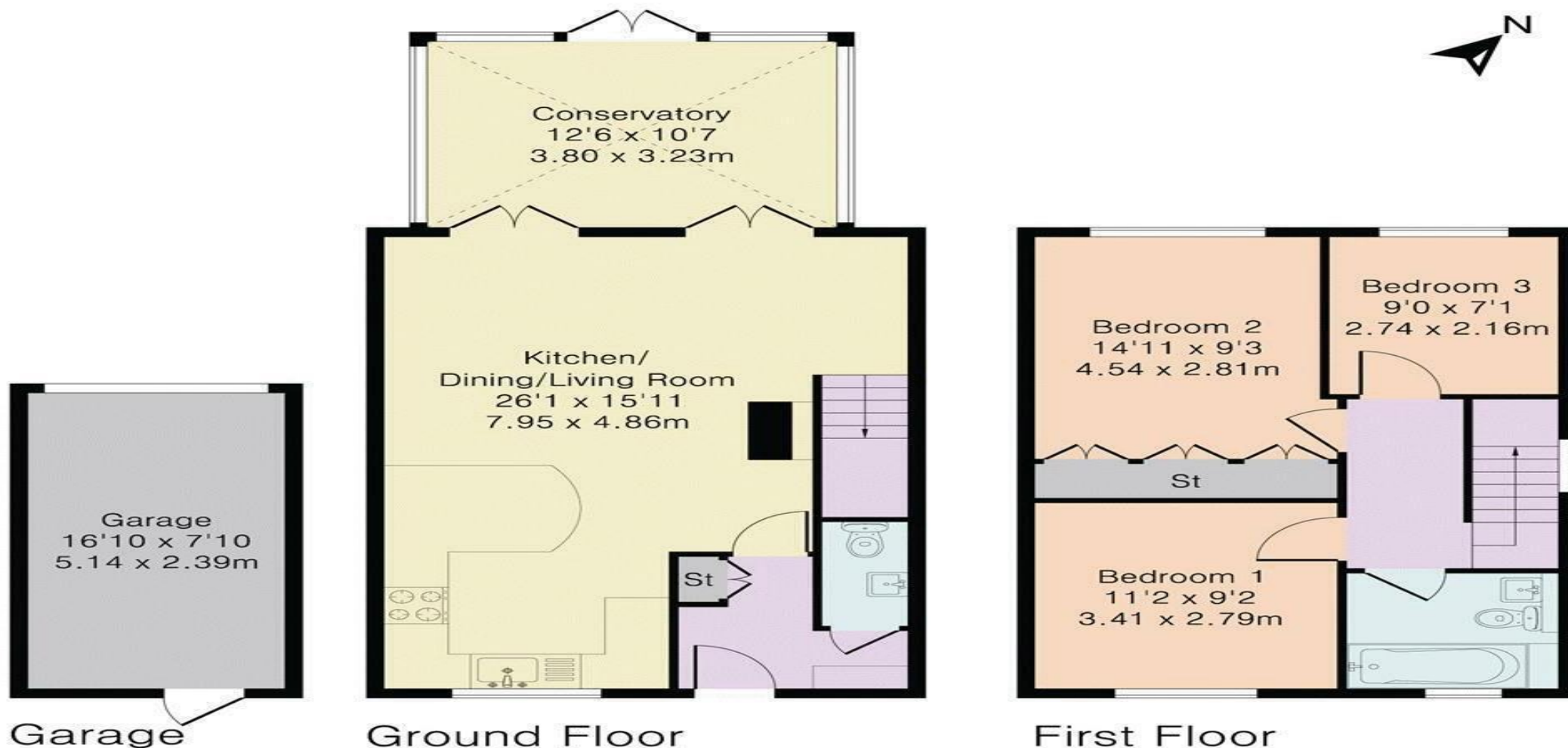
Tel: 01628 527766

Suffolk House
54 – 55 The Green
Wooburn Green
Bucks
HP10 0EU

wooburn@crendonhouse.com

www.crendonhouse.com

Approximate Gross Internal Area 1092 sq ft – 101 sq m
 Ground Floor Area 549 sq ft – 51 sq m
 First Floor Area 411 sq ft – 38 sq m
 Garage Area 132 sq ft – 12 sq m



Please Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.