



Watlington Mill
Cuxham Road | Watlington | Oxfordshire | OX49 5NA

WATLINGTON MILL



Set just outside Watlington, Watlington Mill is a remarkable former mill house offering exceptional character, privacy and potential. Surrounded by approximately 30 acres of lakes, woodland and mature gardens, this unlisted country home presents a rare opportunity to create a stunning family residence, rural retreat or live/work lifestyle property, with further scope offered by the extensive outbuildings, subject to planning.



STEP INSIDE

Accommodation Summary

Approached via a long private driveway with turning circle and covered entrance porch, the principal house sits beautifully within its own expansive grounds. Arranged over three floors, the accommodation is full of character, with unusual room shapes, period details and a layout that reflects the property's historic evolution.

The ground floor includes a spacious dining room, a bright and airy family sitting room with an open fireplace and direct access to the gardens and terrace, a study, an additional reception room and a charming cottage-style kitchen centred around a large open fireplace. One of the most distinctive features of the house is the original water channel, visible through a glass floor panel within the property.

Upstairs, there are five generous double bedrooms and two bathrooms, including a principal bedroom with vaulted ceilings and beautiful views across the lakes and surrounding grounds. The remaining bedrooms are arranged in a wonderfully characterful and individual layout, ideal for family living or guest accommodation.

As the property is not listed, it offers excellent flexibility for a new owner to restore, modernise or completely reimagine the internal layout to suit modern living.













SELLER INSIGHT

“ This old mill house has never just been a place to live, it’s been the backdrop to so many of our family moments. Tucked away among the lakes and woodland, it has a kind of quiet that wraps around you, the sort where mornings begin with birdsong and evenings soften into stillness. Over the years we’ve updated it where needed, but we’ve always tried to keep its character intact. The layout has never followed straight lines or obvious logic, and that’s part of what we’ve loved most, each room feels a little different, like it has its own personality.

The kitchen has always been the heart of everything. It’s a proper cottage kitchen where we’ve spent countless hours, especially around the open fire, talking, cooking, and just being together. It’s where friends have gathered, where family celebrations have unfolded, and where ordinary days have felt special.

Outside is where so many memories were made. The gardens gave the grandchildren endless space to run, hide, and explore, disappearing off on their own little adventures before reappearing muddy and smiling. Feeding the ducks, geese and swans became a daily ritual, and the occasional peacock wandering through always felt like something a bit magical. It’s a place that’s been full of life, laughter and simple pleasures, and it’s very hard to put into words just how much it’s meant to us.*



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













OUTSIDE

Gardens, Grounds & Outbuildings

Watlington Mill extends to approximately 30 acres of diverse and picturesque grounds, creating a private and peaceful setting rarely found so close to excellent transport links. Immediately behind the house is the mill lake, forming a beautiful waterside backdrop to the gardens, terraces and entertaining spaces.

Beyond this lies a substantial main lake, supporting a multitude of fauna, carp, roach, dragonflies, and set amongst areas of woodland and natural wild gardens, providing a haven for wildlife and a wonderful sense of seclusion. The grounds support an abundance of British wildlife including herons, egrets, ducks, foxes and badgers, while nearby grazing land and open countryside further enhance the rural atmosphere.

The outbuildings provide valuable additional space and considerable future potential. They could be adapted for guest accommodation, holiday lets, home offices, workshops, studios, wellness facilities or a live/work business environment, subject to the necessary consents. For buyers seeking a lifestyle property with flexibility and long-term opportunity, the estate offers exceptional scope.





Distances to Nearby Towns

- Watlington – approximately 2 miles
- Thame – approximately 9 miles
- Henley-on-Thames – approximately 11 miles
- Princes Risborough – approximately 12 miles
- Oxford – approximately 18 miles
- High Wycombe – approximately 18 miles
- Reading – approximately 25 miles
- Central London – approximately 45 miles

Local Schools

- Watlington Primary School
- Icknield Community College, Watlington
- The Oratory School, Woodcote
- Lord Williams's School, Thame
- Magdalen College School, Oxford
- Headington School, Oxford
- Crawford House School
- Rupert House School, Henley-on-Thames
- Moulsoford Prep School
- Queen Anne's School, Caversham

Local Leisure & Facilities

- The Chiltern Hills walking and cycling routes
- Watlington Sports Club
- Oxfordshire Golf Club
- Henley Golf Club
- Le Manoir aux Quat'Saisons
- Daylesford Organic Farm Shop & Cafe
- The Lambert Arms and local country pubs
- River Thames boating and riverside leisure at Henley
- National Trust countryside and estates nearby



LOCATION

Watlington Mill enjoys an enviable position just outside the charming market town of Watlington, one of Oxfordshire's most desirable small towns, set on the edge of the Chiltern Hills Area of Outstanding Natural Beauty.

Watlington offers a wonderful range of independent shops, cafes, traditional pubs, local services and highly regarded schooling, combining village charm with everyday convenience. The property is also ideally placed for commuters, with the M40 approximately 10 minutes away, providing excellent access to Oxford, London and Heathrow Airport.

The surrounding countryside offers superb walking, cycling and riding opportunities, with the nearby Chilterns providing some of the most attractive landscapes in the South East.



INFORMATION

Services, Utilities & Property Information

Mains Water Supply Sewerage - septic Tank Gas central heating Mains Electricity Supply Mains Gas

Mobile Phone Coverage - 4G mobile signal is available in the area.

Broadband Availability - 'Ultra FastBroadband Speed is available in the area, with predicted highest available download speed 600 Mbps and highest available upload speed 600 Mbps.'

A convenance exists in relation to any further development and building within the grounds. Tenure – Freehold

Directions - OX49 5NAwhat3words: ///agency.graceful.counts

Local Authority: South Oxford District Council. Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01865 953244 - 07879407697

Website

<https://www.fineandcountry.co.uk/oxford-abingdon-and-wa1lingford-estate-agents>

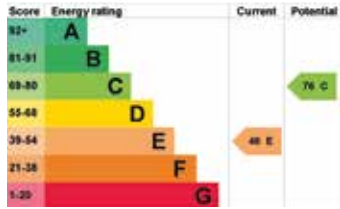
Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





WATLINGTON MILL, CUXHAM ROAD, WATLINGTON, OX49



APPROXIMATE GROSS INTERNAL AREA: 3412 sq ft, 316m²
 (EXCLUDING OUTBUILDING)
 GROUND FLOOR AREA: 1607 sq ft, 149m²
 UPPER GROUND FLOOR AREA: 542 sq ft, 50m²
 FIRST FLOOR AREA: 1263 sq ft, 117m²
 OUTBUILDING: 3589 sq ft, 333m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 17.03.2026





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



TRISTAN BATORY

PARTNER AGENT

Fine & Country Oxford
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Tristan emerged from a classical musical background during the 1980's where he achieved with Distinction Grade 8 in the flute and piano. He has been lucky enough to work with many top performing artists and orchestras. A passionate interest in architecture spurred a career change training initially as an architect, surveyor and then, realising the pleasure of working with people, Tristan decided to become an Estate Agent.

Commencing his career as a sales negotiator, Tristan worked his way up, becoming an area manager, and within five years, was looking after 5 offices across Buckinghamshire for a top corporate company.

In 2001 he decided to set up an independent estate agent with fellow Partners in Princes Risborough and within 12 months we became firm market leaders based on properties sold.

It was during this time where Tristan appreciated the absolute necessity of implementing the highest levels of customer care and the benefits that brings, not just to me running a business, but realising and understanding buyers and sellers really need a top class estate agent that is prepared to go beyond the normal levels of service.

Fine & Country not only provides me the opportunity to market some of the finest homes in the country but it also enables Tristan to provide the highest quality of customer service to my clients. Fine & Country blends premium customer service levels with innovative marketing that eclipses our competitors. As an experienced, successful estate agent with over 35 years of experience, can offer local, national and international coverage for your property and I am available 24 hours a day to assist and support you.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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