



Cuxham Road, Watlington, OX49 5JW

£840,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Set behind private gates is this five-bedroom detached Edwardian family home combining period character with spacious family living throughout.

Upon entering Northdown House you are greeted by a spacious and inviting hallway whilst a welcoming lounge with a wood-burning stove provides a cosy and inviting space to relax. At the heart of the home is a spacious farmhouse-style kitchen/diner, ideal for both everyday family life and entertaining. Complementing this area is a practical utility room and a convenient downstairs cloakroom. A further versatile reception room is currently arranged as a formal dining room but could equally serve as an additional sitting room, playroom, home office, or snug to suit a variety of lifestyles. The first floor offers five well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom.

Watlington is a historic and attractive market town at the foot of the Chiltern Hills. Apart from an ample range of artisan shops and award winning butchers and delicatessen; facilities include a public library, schools, surgery and sports amenities. Junction 6 of the M40 is within a few miles of the town providing easy access to the Midlands, London and the regional business centres of Oxford and High Wycombe.





Key Features

- Detached family home
- Period features throughout
- Kitchen/diner with added utility
- Five bedrooms with an ensuite from the principal bedroom
- Gated driveway with ample parking and garage
- West facing rear garden
- Cloakroom

The Location

Outside, the property enjoys a private and secluded west-facing rear garden, featuring a decked seating area that is perfect for outdoor dining and making the most of the afternoon and evening sunshine. To the front, there is extensive driveway parking for multiple vehicles, together with the added benefit of a garage. This wonderful family home offers spacious and flexible accommodation throughout, all complemented by attractive period features and excellent outdoor space making viewings a must.

Some material information to note: Gas central heating, mains water, mains electrics. Mains drains. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has parking and a garage. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



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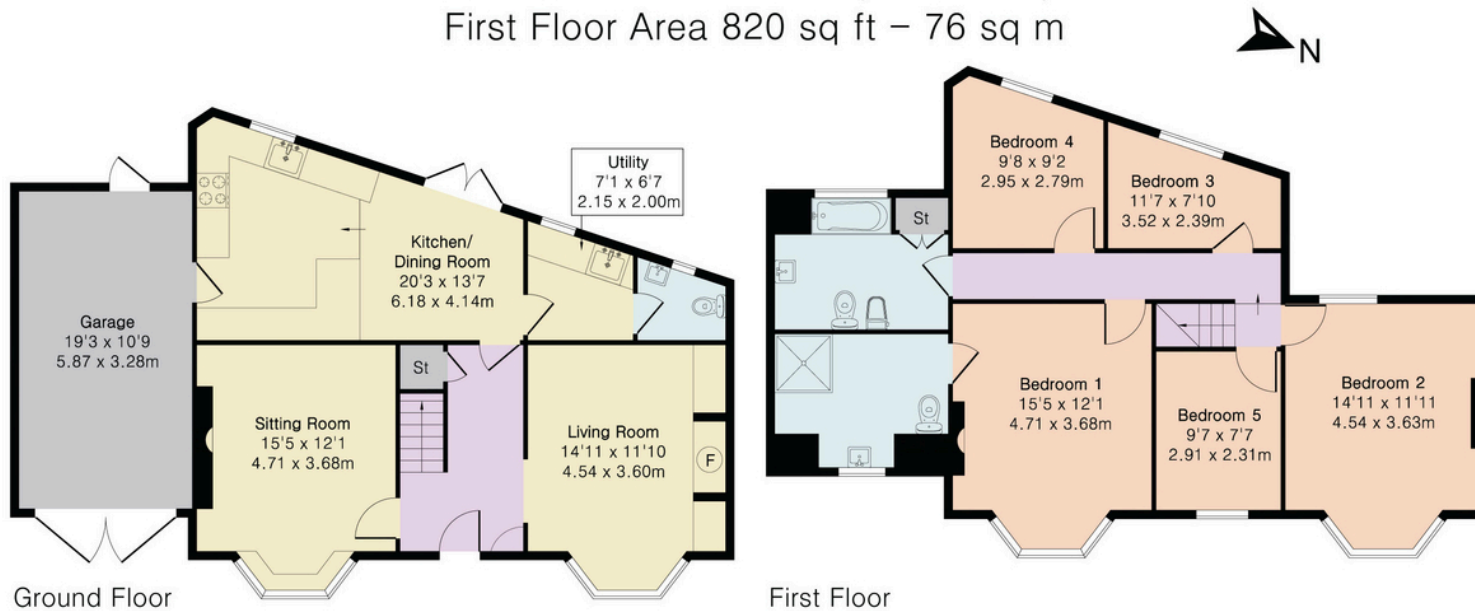
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Approximate Gross Internal Area 1739 sq ft - 161 sq m (Including Garage)

Ground Floor Area 919 sq ft – 85 sq m

First Floor Area 820 sq ft – 76 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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