



52 LOVE LANE, WATLINGTON



## 52 LOVE LANE



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*"A beautifully presented four-bedroom home offering spacious open-plan living in a superb location, just moments from the High Street and excellent schools."*

Watlington, reputedly England's smallest town, is a vibrant local hub with excellent shops, cafés, pubs and restaurants. At the foot of the Chiltern Hills, it offers outstanding countryside access, strong schools, active sports and creative communities, and convenient M40 and rail links to Oxford and London for families and commuters.



## THE PROPERTY

A handsome detached four-bedroom family home set in a quiet location, just a five-minute level walk from the High Street, with garage, garden and ample parking. A bright hallway leads to a generous reception room featuring a south-facing bay window with plantation shutters and a log-burning stove. To the rear, a spacious open-plan dining area flows into a well-fitted kitchen, ideal for family life and entertaining, with bi-fold doors opening onto the garden. The ground floor also includes a WC, utility room with extra storage, and direct access to the integral garage. Upstairs are four double bedrooms and two bathrooms, including a principal bedroom with fitted wardrobe and en-suite. Outside, the enclosed garden offers a stone terrace, lawn, shed, lighting and a west-facing deck for afternoon sun.







# PROPERTY INFORMATION

## Services

All mains services connected

## Local Authority

South Oxfordshire

## Council Tax

Tax band F

## EPC

EPC C

## Postcode

OX49 5RA

## What3Words

///goats.sugars.brambles

## Viewings

By prior appointment with  
Robinson Sherston

## Sales Disclaimer

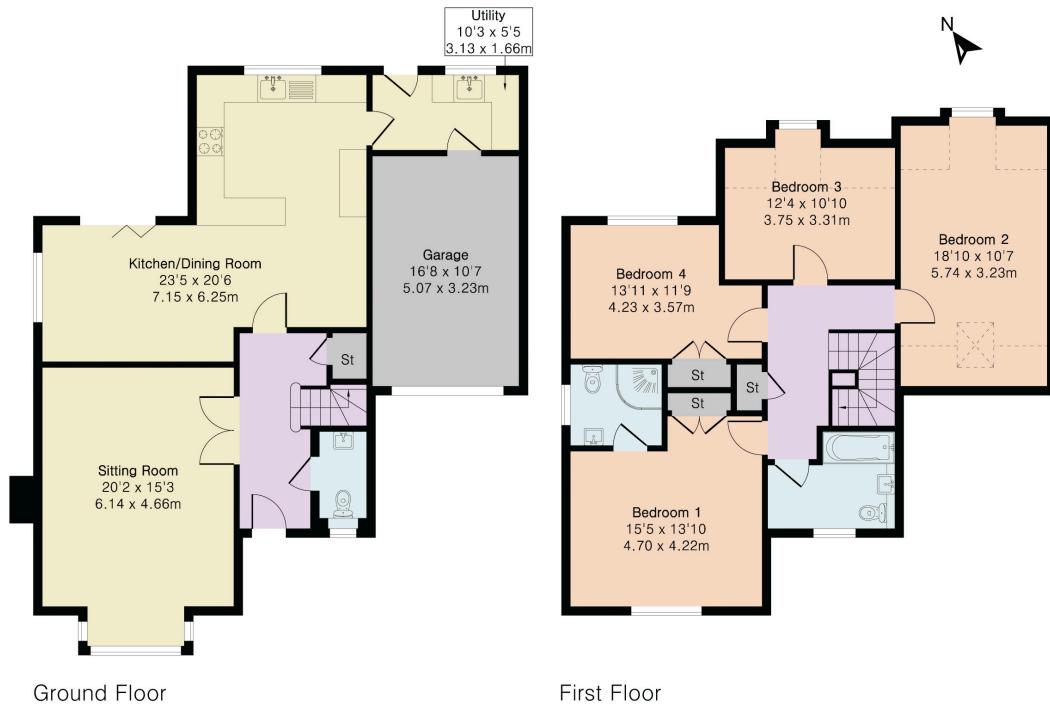
*IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order.*

*Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.*



**Approximate Gross Internal Area 1869 sq ft - 173 sq m  
(Including Garage)**

Ground Floor Area 994 sq ft – 92 sq m  
First Floor Area 875 sq ft – 81 sq m





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