



Watlington Road
Lewknor

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A handsome 4-bedroom, 3 reception room & 3-bathroom brick & flint detached property with double garage, situated in the heart of the village. Close to countryside walks, a great pub & excellent transport links. Chain Free

Watlington Road, Lewknor, Oxfordshire, OX49 5TT

Guide Price: £775,000

- 4 Bedroom Detached Property
- 2 En-Suite Shower Rooms
- 3 Reception Rooms
- Home Office
- Separate Utility
- Pretty South Facing Garden
- Conservatory
- Double Garage
- Excellent Transport Links
- Offered Chain Free



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Lewknor

Lewknor is a particularly lovely village situated at the foot of the Chiltern Hills and within a designated conservation area. There are beautiful walks in all directions, and the area is popular with ramblers and bird watchers. The village has a public house and a successful primary school. The town of Watlington is only two and a half miles distant while the proximity of the M40 provides easy access to the Midlands, London and the regional business centre's of Oxford and High Wycombe. The bus stop for the Oxford Tube coach service, operating between London and Oxford, is within 5 minutes' walk of the property.



Description

The property comprises of a light entrance hall where all rooms and stairs to first floor lead from. The main reception room is to the left of the property and boasts a wonderful triple aspect, inviting an abundance of light - the room naturally flows to the rear conservatory via French doors; offering informal dining or relaxing and enjoys year round views of the garden in comfort and seclusion, there are further French doors out to the pretty garden and also to the kitchen, making this an enviable social space for families.

The well appointed, modern kitchen has ample waist and eye level units, a breakfast bar with undercounter Hotpoint 2 drawer pull out fridge, electric hob and oven, dishwasher and integrated microwave. There is space for a breakfast table and chairs and useful separate laundry room with back door access to the garden.

Also downstairs is a formal dining room with a bright dual aspect, large hallway coat and shoe cupboard, cloakroom and bright and spacious home office - making this home perfect for families with older children who could have their own reception space and professionals working from home.

Upstairs;

The light and airy master bedroom benefits from fitted wardrobes, additional storage above the bed, views over the rear garden and also boasts ensuite shower facilities with rainfall shower and heated towel rail.

Bedroom two is a generous size and also benefits from ensuite shower facilities and a useful storage cupboard. There are two further double bedrooms, a family bathroom with bath and separate shower, and large linen cupboard on the landing.



Outside;

The south facing outside space of this property is abundant with colour and texture with Acers an ornamental cherry tree, climbing wisteria and various seating areas to make the most of the sunshine, or if preferred, a shady spot under the honeysuckle covered pergola for resting at the end of a long day.

There is a separate area that shelters the greenhouse; currently thriving with summer produce, but offers the perfect space for year-round, grow your own goods. Beyond this is side door access to the double garage. There is also gate access to the driveway for multiple cars and a secondary gate to the front of the property. In addition to the back garden there is a lawned area with mature shrubs under the kitchen and dining room windows.



General Remarks and Stipulations

Tenure
Freehold

Post Code
OX49 5TT

Services
Oil central heating, double glazing

Viewing
Strictly by appointment with
Bonners & Babingtons

EPC Rating
D

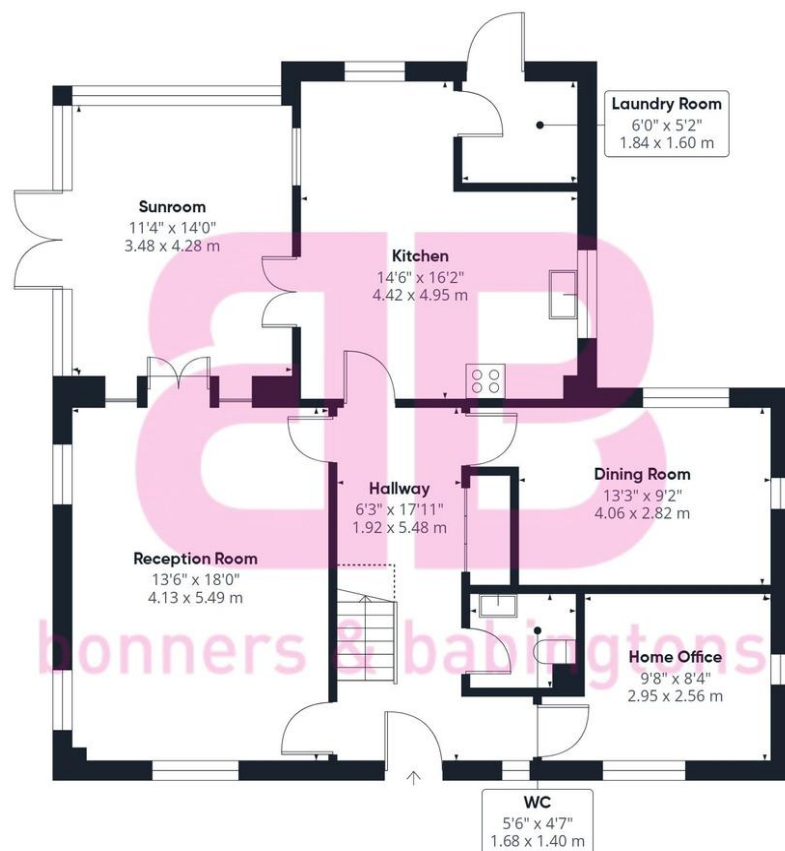
Local Authority
South Oxfordshire

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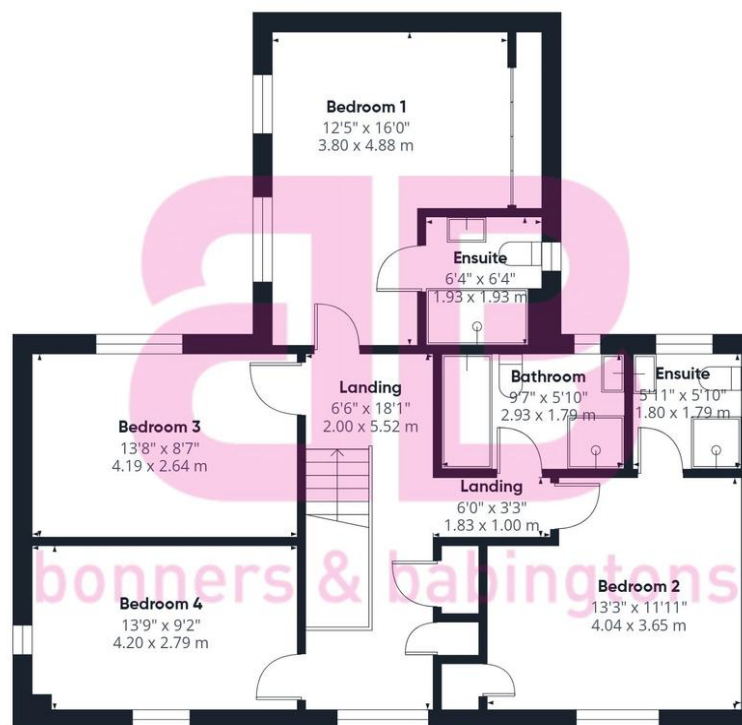
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2134 ft²
198.5 m²

Reduced headroom

15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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