



bonners & babingtons

Rosemoor Drive  
Watlington

# Rosemoor Drive Watlington OX49 5BP Guide Price £400,000

A beautifully presented and deceptively spacious, three-bedroom property with ensuite facilities, pretty landscaped garden and allocated parking for two vehicles. Situated in a well thought out and designed development by Bloor Homes built only three years ago. Within walking distance to the market town shops, schools and amenities.

The property enters into a porch area for shoes and coats and stairs to first floor. The reception room is a spacious and bright room with plenty of space for comfortable furniture, understairs storage cupboard and door to the kitchen/dining room. The kitchen boasts contemporary waist and eye level units with ample surface space, integrated dishwasher, fridge freezer and electric oven. There are French doors out to the rear enclosed garden and a handy utility space with plumbing for white goods that further leads to the downstairs cloakroom.

Upstairs are three double bedrooms, all serviced by the modern family bathroom which comprises bath, heated towel rail and vanity unit. The beautifully decorated master bedroom also boasts ensuite shower facilities, with double shower.

Outside; the rear south facing, enclosed garden has been creatively landscaped to provide a beautiful sanctuary with raised flower beds, offering colour, texture and fragrance in the summer months. There is a pretty archway with climbing plants separating the lawned area and patio, from the rear space that has a shed and discreetly positioned gate to an access path behind neighbouring gardens.

Other notable features; Remaining NHBC warranty.





## Watlington

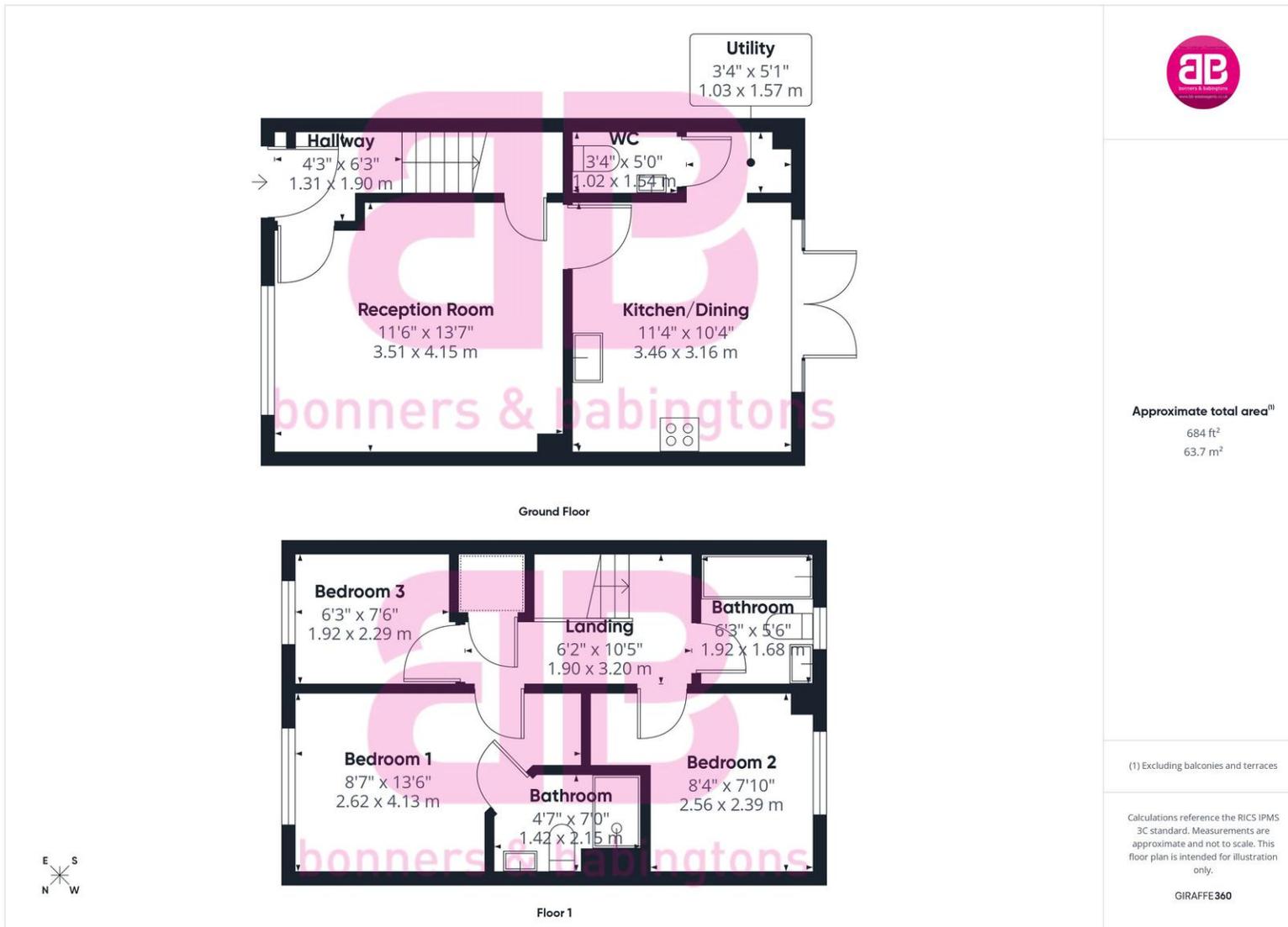
Dating back to the 9th century, Watlington is a picturesque, bustling market town (reputedly England's smallest) with a range of shops, pubs, sporting facilities & clubs, Surgery & Pharmacy, as well as outstanding Pre-School, Primary & Secondary schools. Located at the foot of the Ridgeway National Trail, Watlington is now famous for the formally endangered Red Kites. Junction 6 of the M40 is within three miles of the town, providing easy access to the Midlands, London and the regional business centres of Oxford and High Wycombe. Mainline stations are located at Princes Risborough and High Wycombe.



Tenure: Freehold

Council Tax Band: D

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
(92-100)	A	Very energy efficient - lower running costs	94	(92-100)	A	Very environmentally friendly - lower CO <sub>2</sub> emissions	97
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(29-38)	F			(29-38)	F		
(1-28)	G	Not energy efficient - higher running costs		(1-28)	G	Not environmentally friendly - higher CO <sub>2</sub> emissions	



**Disclaimer**

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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