



banners & babingtons

Kestrel Place  
Watlington

# Kestrel Place Watlington OX49 5BW

Guide Price £475,000

An immaculately presented 3-bedroom semidetached property, with pretty, landscaped garden, situated in a well thought out and designed development by Bloor Homes built only four years ago. Within walking distance to the market town shops, schools and amenities.

Excellent positioned at the end of a no through road, with private parking to the front and driveway, this beautifully finished house enters to a small hallway where there are stairs to the first floor and door to the reception room. This room is bright and airy with ample space for comfortable seating and a further door to an inner hall with large understairs cupboard and separate cloakroom. From here is the spacious contemporary kitchen/diner designed with integrated fridge/freezer, washing machine and dishwasher and views over the enclosed rear garden. There are French doors from the dining area leading out.

Upstairs are three bedrooms, with the master benefitting from ensuite shower facilities, including a heated towel rail and vanity cupboard. The further two bedrooms are serviced by a wonderful family bathroom with separate bath and shower, vanity cupboard and heated towel rail.

Outside; The rear garden has been landscaped to include a lovely decking area from the kitchen/diner that wraps round to a sunny sitting area with pergola and climbing roses. The rest of the garden is laid to lawn with pretty shrubs and bushes bordering and a useful storage shed. There is gate access to the driveway and parking for two vehicles.

Other notable features include, remaining NHBC warranty, double glazing and gas central heating throughout.





**Location**  
Situating at the foot of the Chiltern Hills, Chinnor is a popular village conveniently situated on the Oxfordshire/Buckinghamshire borders. Within the village there are good local facilities including a variety of shops, churches, pubs and restaurants, post office, doctor's surgery, a nursery and two combined schools. Chinnor lies within catchment for the highly regarded Lord Williams's secondary school in Thame.

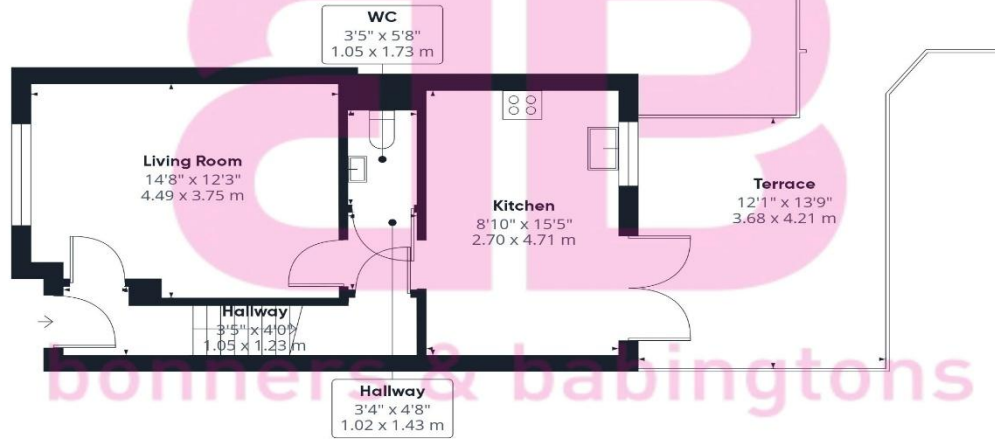
M40(Junction 6) is within 3 miles giving access to Oxford(20 miles), High Wycombe(13 miles) and London(48 miles). Princes Risborough mainline station is within 5 miles (Marylebone 35 minutes).

By law, Move Plus are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.



Tenure: Freehold

Council Tax Band: D



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

789 ft<sup>2</sup>  
73.3 m<sup>2</sup>

**Balconies and terraces**

284 ft<sup>2</sup>  
26.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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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**Disclaimer**

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