



Field House Lewknor

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A fabulous 4-bedroom, 4 reception room, 3-bathroom brick & flint detached home with double garage, situated in the heart of the picturesque village of Lewknor enjoying excellent transport links. Sold with NO UPPER CHAIN

Field House, Watlington Road, Lewknor, Oxfordshire, OX49 5TT

OIEO: £750,000

- 4 Bedroom Detached Home
- 2 En-Suite Shower Rooms
- 4 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 attractive village situated at the foot of the Chiltern Hills and within a designated conservation area. Surrounded by beautiful countryside, the village is ideally placed for those who enjoy walking and the outdoors, with picturesque routes in all directions and the area being particularly popular with ramblers and bird watchers.

The village itself has a well-regarded public house and a successful primary school, while the market town of Watlington is approximately two and a half miles away. For commuters, the nearby M40 provides excellent access towards London and the Midlands, as well as Oxford and High Wycombe. The Oxford Tube coach service, operating between London and Oxford, has a bus stop within approximately a five-minute walk of the property, providing an exceptionally convenient transport option.



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;

One of the property's particular highlights is its wonderfully established south-facing garden, which offers an abundance of colour, texture and privacy. Mature planting includes Acers, an ornamental cherry tree, climbing wisteria and honeysuckle, with a variety of seating areas positioned to make the most of both sun and shade.

A charming honeysuckle-covered pergola creates a tranquil retreat, while a separate area houses the greenhouse, currently providing an ideal setting for growing summer produce and offering excellent potential for year-round gardening.

A side door provides access to the substantial double garage, while the driveway offers parking for multiple vehicles. There is also gated access to both the front and rear of the property. In addition, a lawned area with mature shrubs extends beneath the kitchen and dining room, further enhancing the property's attractive setting.

Further benefits include oil-fired central heating and double glazing throughout.



General Remarks and Stipulations

Tenure

Freehold

Post Code

OX49 5TT

Services

Oil central heating, double glazing, mains drainage, electric, water

Viewing

Strictly by appointment with Bonners & Babingtons

EPC Rating

D

Local Authority

South Oxfordshire

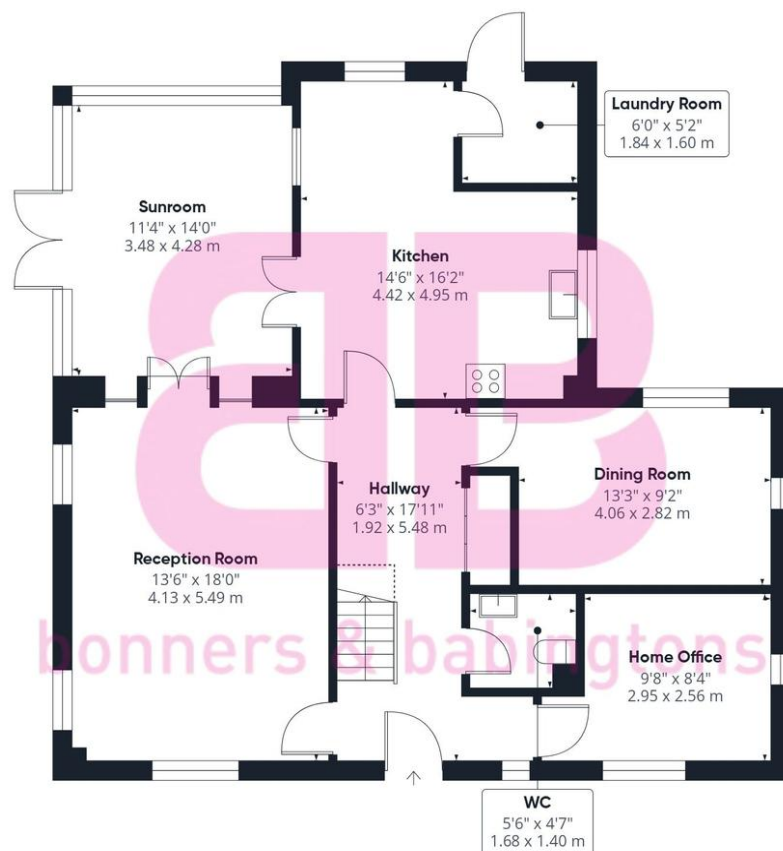
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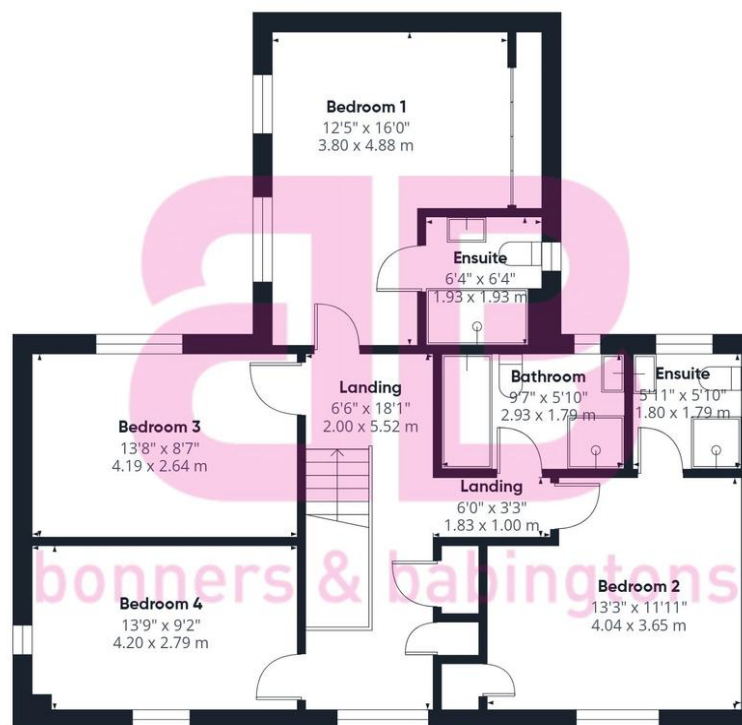
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Ground Floor Building 1



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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