



4 bed detached house to buy in

Shirburn Road, Lewknor, Watlington,
Oxfordshire, OX49 5RP

£1,250,000 Starting Bid

🛏 x 4 🚿 x 3 🚗 x 3

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ BEING SOLD VIA SECURE SALE
ONLINE BIDDING - T&Cs APPLY
- ✓ TWO EN SUITE AND ONE FAMILY
BATHROOM
- ✓ TRIPLE GARAGE
- ✓ CLOSE BY THE CHILTERNS AND
THE RIDGEWAY
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band G
- ✓ EPC Rating: B
- ✓ Heating supply: Air Source Heat Pump
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A double height, bright hallway welcomes you into the property, with stairs leading to the first floor, doors to the study, cloakroom and cloaks cupboards.

Double doors lead you into the spacious kitchen/dining/family room, which is the real heart of the home, the kitchen is well appointed with a comprehensive range of matching wall and island units housing cupboards, drawers and Neff appliances, all smartly finished off with Quartz work surfaces. The remaining area leaves plenty of room for dining and seating, with a log burner, two sets of double doors to the rear garden and windows to the side. From the kitchen is a good size utility room with white goods, additional refrigeration, pantry and storage cupboards.

Adjacent to the family room is another spacious reception room with log burner, windows to the side and glazed double doors to the rear.

From the galleried landing are the four bedrooms and family bathroom. The master suite has a large bedroom area, a dressing room with built in wardrobes and a full en suite with bath, walk in shower, hand wash basin and WC. The guest suite, again, a roomy space with plenty of built in wardrobes and an en suite shower room. Two further double bedrooms share the full family bathroom with bath, walk in shower, hand wash basin and WC.

The property is finished to a high specification throughout with high energy efficiency. The heating comes from an air source heat pump, there is CAT 6 cabling and ceiling mounted speakers to all rooms, and the video and audio entry system for the electric gates offers piece of mind and security.

The whole plot, amounting to almost three quarters of an acre, is accessed via electric gates leading on to a large gravel driveway with a timber frame three bay garage, one closed and two open. The sides and rear of the property are mainly laid to lawn with a large, paved terrace and backing on to open fields.

Lewknor itself is a charming village steeped in history and surrounded by the natural beauty of the Oxfordshire countryside. Residents enjoy a strong sense of community, with local amenities including a traditional village pub, a church, and a village hall hosting regular events. Watlington with its sporting activities, thriving arts scene, independent shops, pubs, doctors and dentist, your everyday requirements are covered. Thame, Henley, Oxford and High Wycombe are all within a 30-minute drive. Access to the M40 junction 6 is close by with the convenience of the Oxford Tube offering a 24 hour Oxford to London service, as well as the Heathrow and Gatwick Express. For enthusiasts of the countryside, for walking, cycling and riding, on the doorstep is the Ridgeway and Chiltern Hills. Local schools, nursery, primary and secondary are close by with the likes of an array of Oxford Schools, Moultsford, Cranford House, Wycombe Abbey, Abingdon, St Helen & St Katherine, not too far away.

Council Tax Band: G

Tenure: Freehold

Price: Starting Bid £1,250,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Air Source Heat Pump

Electric: National Grid

Water: Direct mains water

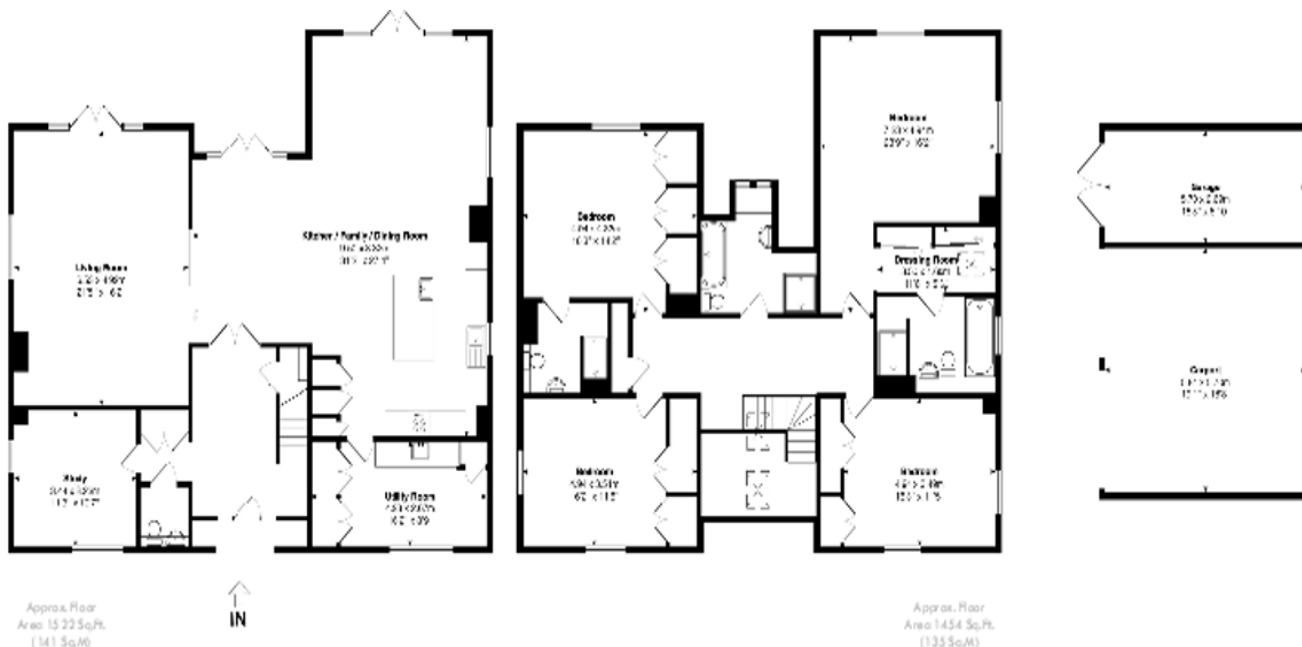
Water meter: No

Sewerage: Septic Tank

Air conditioning: No

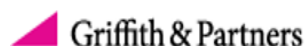
Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



The approximate total area for the elements of the property represented on the floorplan is 277.6qm (2878 Sq. Ft)

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This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained herein, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. Details shown on this floor plan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

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