



Braemar House, 9 Shirburn Road, Lewknor,  
Watlington, Oxfordshire, OX49 5RP



#### DESCRIPTION

A stunning detached home offering exceptional, spacious contemporary open plan living, perfectly suited to family life and entertaining alike.

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.

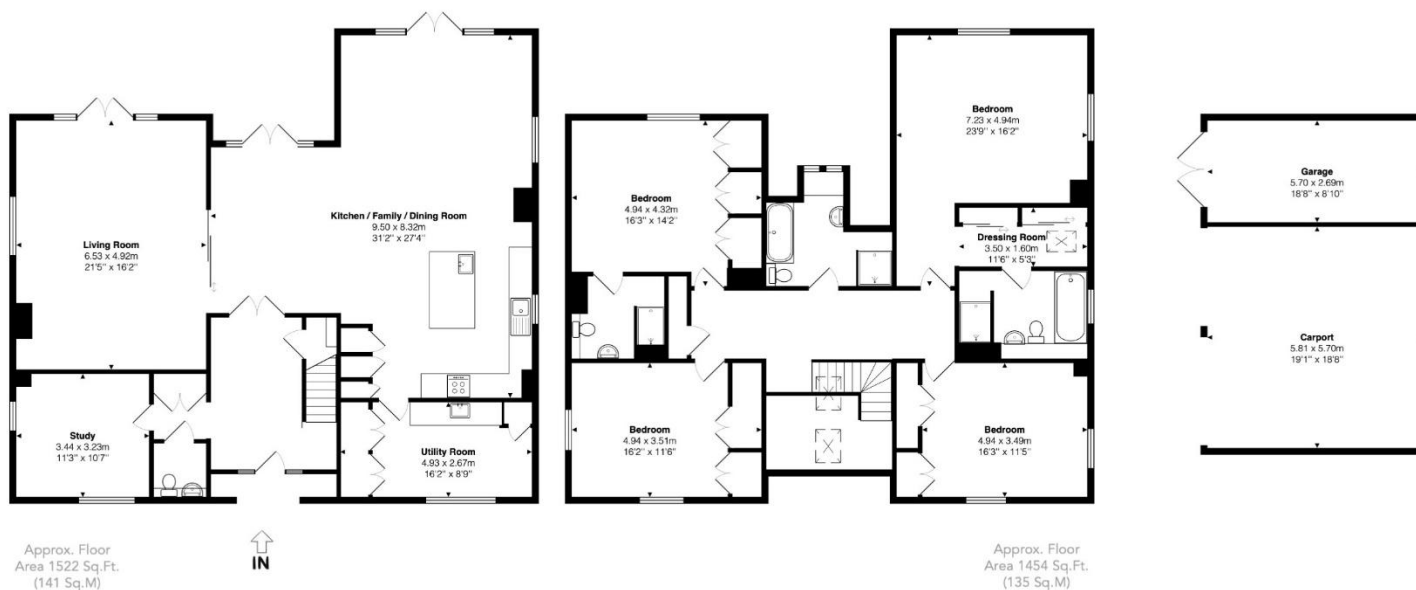
Local schools, nursery, primary and secondary are close by with the likes of an array of Oxford Schools, Moultsford, Cranford House, Wycombe Abbey, Abingdon, St Helen & St Katherine, not too far away.

#### **EPC RATING:**

83 B

#### **VIEWING ARRANGEMENT:**

Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939.



The approximate total area for the elements of the property represented on the floorplan is 277 SqM (2976 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 here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan 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.

Disclaimer: It is not our policy to test services and domestic appliances and cannot verify as to their working order. The purchaser should seek expert advice from solicitors/surveyors. Neither these particulars nor oral representation form any part of any contract and their accuracy cannot be guaranteed.

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