



5 Stonor Green, Watlington,
Oxfordshire, OX49 5PT

 **Griffith & Partners**
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS



DESCRIPTION

Quietly tucked away on this sought after development of similar properties, an exceptional flint and brick house centrally placed within mature gardens, offering generous accommodation over 3 floors, double garage, plenty of parking & within a short walk to shops, schools, amenities & countryside.

ACCOMMODATION - GROUND FLOOR:

Part glazed door into:

HALLWAY:

A bright entrance to the property with glazed doors to the living room and kitchen/dining room, doors to the cloak room and under stairs cloaks cupboard.

CLOAKROOM:

Fitted with a white suite comprising hand wash bowl and close coupled WC, window to the front.

LIVING ROOM: 6.29m (20'8") x 3.7m (12'2")

A triple aspect reception room with windows to the front and side and glazed double doors to the rear garden, small Inglenook fireplace with multi fuel stove, and built in book/display shelving.

KITCHEN/DINING ROOM: 7.58m (24'10") x 3.38m (11'1")

This generous open place space has a kitchen fitted with a range of matching wall and base units housing cupboards and drawers, wood block work surfaces and peninsula breakfast bar, inset stainless steel sink/drainer unit with mixer tap, 5 ring gas hob, built in double oven and space and plumbing for a dishwasher. The dining area fits a large table and chairs for all entertaining requirements. Windows to the front and rear. Door to the snug and utility room.

UTILITY ROOM:

Fitted with a range of units housing cupboards and drawers, wood block work surface, inset white ceramic sink, space and plumbing for washing machine and tumble dryer, wall mounted central heating boiler, window to the front and part glazed door to the side.

SNUG: 3.45m (11'4") x 3.21m (10'6")

A versatile room, currently used as a snug yet ideal for a study, playroom, music room, etc. Double aspect with window to the side and glazed double doors to the rear.

FIRST FLOOR - LANDING:

A spacious square landing with doors to bedrooms one to four, family shower room and shelved linen cupboard. Stairs rising to the second floor.

MASTER BEDROOM: 4.75m (15'7") x 3.37m (11'1")

Double bedroom with full height built in wardrobes, window to the rear and door to:

EN SUITE BATHROOM:

Luxuriously fitted with a white suite comprising free standing, double ended bath, vanity hand wash bowl and closed coupled WC. Window to the rear.



BEDROOM TWO; 2.69m (8'10") x 2.79m (9'2")
Double room with built in double wardrobe and window to the rear.

BEDROOM THREE; 3.55m (11'8") x 2.74m (9'0")
Double room with built in wardrobe and window to the front.

BEDROOM FOUR; 3.45m (11'4") x 2.73m (8'11")
Double room with window to the front.

FAMILY SHOWER ROOM:
Fitted with a white suite comprising large walk in shower cubicle, vanity hand wash bowl and close coupled WC, window to the front.

SECOND FLOOR - LANDING:
Doors to bedrooms five and six, and shower room. Velux roof light to the rear.

BEDROOM FIVE; 3.75m (12'4") x 3.31m (10'10")
A bright double room currently used as a studio with windows to the front and side to the Chiltern Hills.

BEDROOM SIX; 3.46m (11'4") x 3.31m (10'10")
Double room with window to the front and Velux roof light to the rear.

SHOWER ROOM:
Fitted with a white suite comprising shower cubicle, vanity hand wash basin and close coupled WC, Velux roof light to the front.

OUTSIDE:
The gardens are a real delight of the property. The front is enclosed by high mature hedging with herbaceous borders, a semi wild meadow and a landscaped grass pathway. The rear garden is well stocked with raised beds, lawn, paved terracing, a raised private decking area and greenhouse, all backing on to a trickling fresh water chalk stream.



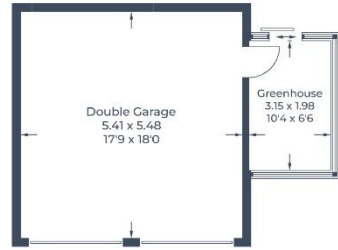
The plot adjoins the open countryside and Chilterns AONB with a meadow and well used public footpath.

GARAGE AND PARKING; 5.41m (17'9") x 5.48m (18'0")
Double garage with two up and over doors to the front, personal door to the side, pitched roof providing generous loft storage, power and light. A farm style wooden five bar gate leads on to the gravelled driveway with parking for 3 cars, additional parking available in the shared drive.

SERVICES AND OUGOINGS:
Mains water, drainage, gas and electricity. Gas central heating. South Oxfordshire District Council, tax band G. **EPC RATING:** 72 C

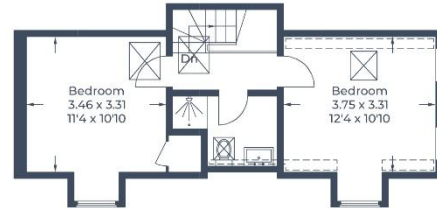
VIEWING ARRANGEMENT:
Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939/522800.

Approximate Gross Internal Area
 Ground Floor = 80.7 sq m / 869 sq ft
 First Floor = 69.9 sq m / 752 sq ft
 Second Floor = 35.7 sq m / 384 sq ft
 Double Garage / Greenhouse = 36.5 sq m / 393 sq ft
 Total = 222.8 sq m / 2,398 sq ft

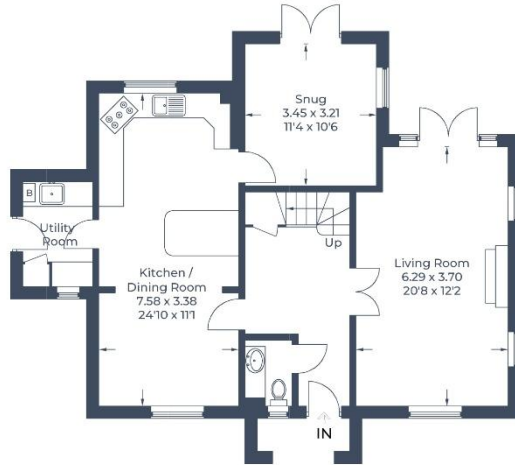


(Not Shown In Actual Location / Orientation)

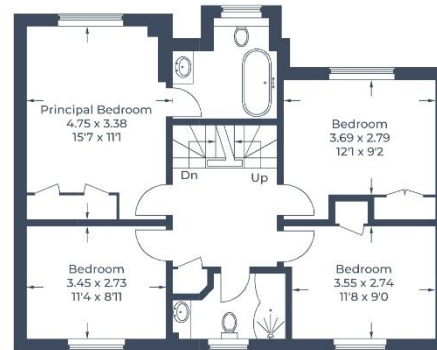
= Reduced headroom below 1.5m / 5'0



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.

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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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