



34 Watlington Road,
Lewknor, Oxfordshire, OX49 5TT

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



DESCRIPTION

This semi detached house gives a great opportunity to renovate with potential to extend, STPP, backs on to open fields and countryside with far reaching views and has current accommodation comprising two reception rooms, conservatory, kitchen, shower room three bedrooms and a large garden.

ACCOMODATION - GROUND FLOOR:

Half glazed front door into:

PORCH:

Windows to the front and sides, ceiling light point, half glazed door into:

HALLWAY:

Doors to the sitting room and dining room, stairs rising to the first floor, ceiling light point and radiator.

SITTING ROOM: 3.34m (10'11") x 5.46m (17'11")

Double aspect reception room with windows to the front and rear, fire place with wood burning stove, ceiling light point and radiator.

DINING ROOM: 3.01m (9'11") x 3.51m (11'6")

Doors to the inner hallway and storage cupboard, ceiling light point, radiator, window and glazed double doors to:

CONSERVATORY: 3.35m (11'0") x 2.85m (9'4")

Windows to three sides and fully glazed door to the garden, wall light point and radiator.

INNER HALLWAY.

Doors to the kitchen, shower room and rear porch, ceiling light point.

KITCHEN: 2.13m (7'0") x 2.52m (8'3")

Fitted with a range of wall and base units housing cupboards and drawers, work surfaces, inset stainless steel sink/drainage unit with mixer tap, space for free standing cooker with extractor hood over, space and plumbing for washing machine and fridge, part tiled walls, ceiling light point and window to the rear.



SHOWER ROOM:

Fitted with a white suite comprising corner shower cubicle, vanity hand wash basin and close coupled EC, ceiling light point, electric heater, wall mounted towel radiator and windows to the front.

FIRST FLOOR - LANDING:

Doors to all three bedrooms, ceiling light point, radiator and window to the side.

BEDROOM ONE: 3.7m (12'2") x 3.1m (10'2")

Double room with ceiling light point and window to the rear with far reaching views of fields and open countryside to the rear.

BEDROOM TWO: 2.72m (8'11") x 3.52m (11'7")

Double room with built in cupboard, ceiling light point and windows to the side and rear with far reaching views of fields and open countryside to the rear.

BEDROOM THREE: 2.79m (9'2") x 2.28m (7'6")

Single room with two double built in wardrobes, ceiling light point and window to the front with views of the Chiltern Hills.

OUTSIDE:

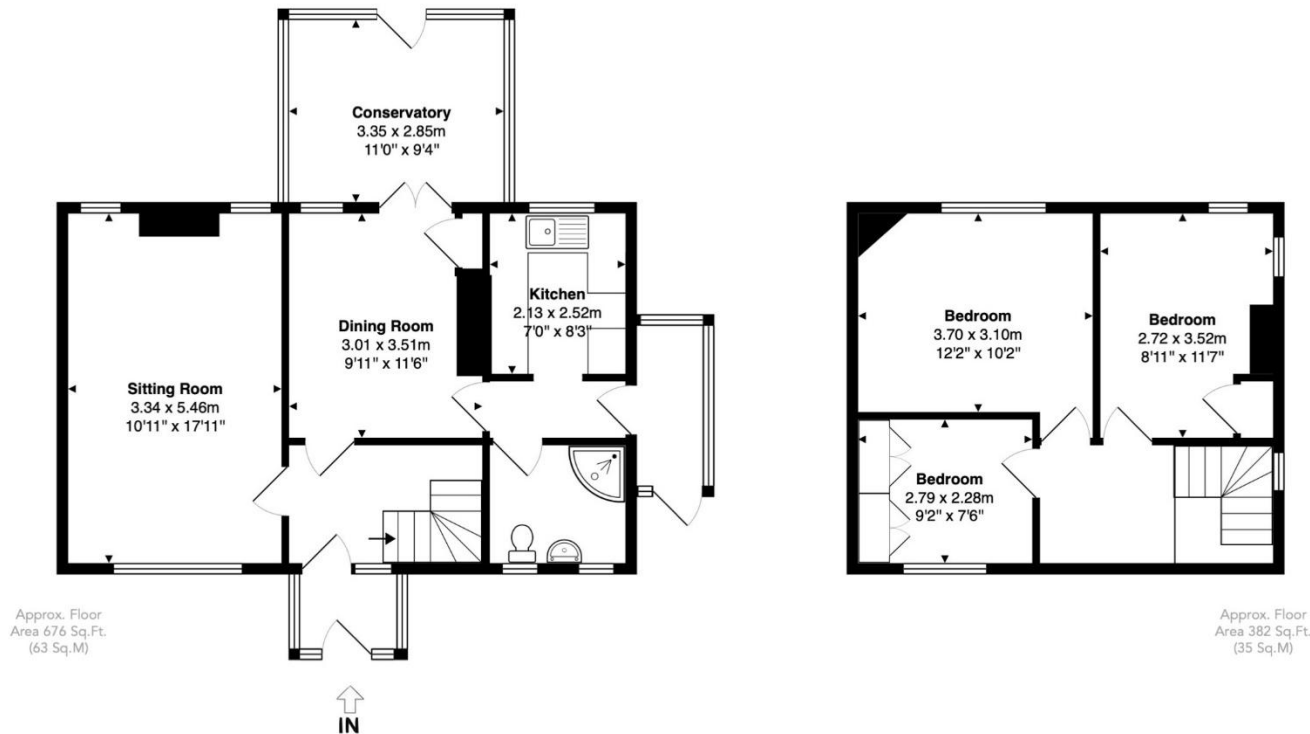
The outside of the property is extremely spacious, the front of the is laid to grass with a pathway leading to the front door. The side and the rear is also mainly laid to grass with a raised deck, pond, mature shrubs, various outbuildings and green house, backing on to open fields and countryside to the rear.

SERVICES AND OUTGOINGS:

Mains water, drainage and electricity. Oil central heating. South Oxfordshire District Council, Tax Band D. **EPC RATING:** 41 E

VIEWING ARRANGEMENT:

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



The approximate total area for the elements of the property represented on the floorplan is 98 SqM (1058 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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