



58 Hill Road, Watlington,
Oxfordshire, OX49 5AD

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



DESCRIPTION

An exceptional detached home, presented to the highest standard, in a desirable rural setting and within walking distance to the shops, Chiltern Hills and The Ridgeway. With spacious accommodation and large garden and extensive parking, it is perfectly suited to family life and entertaining.

Upon entering, you are greeted by a welcoming hallway that runs through the property, with glazed double doors opening to the rear garden, glazed door to the wine store and doors to three reception rooms, cloakroom and the real heart of the home, the kitchen/dining/family room.

This spacious open plan area is flooded with natural light from windows to either side, glazed doors and a lantern roof, has a superb kitchen fitted with high end appliances and ample storage, perfect for culinary enthusiasts and family meals alike. The dining area has ample space for a large dining table without feeling crowded and, the family room offers, relaxing, everyday seating with views of the garden. From the kitchen is a sizeable utility/boot room with its own door, and a walk-in larder.

For more formal seating, there is a half-panelled drawing room with a fireplace, wood burner and two sets of glazed doors to the rear terrace.

The other two reception rooms are a snug and study.

On the first floor leading off the galleried landing is the sizable master suite overlooking the rear garden with a dressing area and luxurious en suite bathroom comprising free standing roll top bath, open sided shower, double basin vanity unit and WC. There are four further double bedrooms, two with en suite shower rooms and a large family bathroom.

The property is approached via a wooden gate leading on to a gravelled driveway with plenty of parking enclosed by post and rail fencing, mature hedging and trees. The sizeable rear garden is mainly laid to lawn with a large, paved terrace adjacent to the house giving plenty of space for outdoor furniture.



There is a large wooden shed with a pitched tiled roof, currently used as a store, although could be a summer house, home office, etc. Enclosed by post and rail fencing, mature trees and hedging.

The property remains covered by the ICW new build warranty, has gas fired under floor and central heating and benefits from Cat-6, TV/FM/SAT connections to the principal rooms. Planning permission has previously been passed for a garage, store and workshop.

Watlington with its strong community spirit, sporting activities, thriving arts scene, independent shops, pubs, doctors and dentist, your everyday requirements are covered. Thame, Henley, Oxford, Reading 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 and cycling, on the doorstep is the Ridgeway and the Chiltern Hills. Local schools, nursery, primary and secondary are close by with the likes of an array of Oxford Schools, Moulsoford, Cranford House, Wycombe Abbey, Abingdon, St Helen & St Katherine not too far away.

EPC RATING:
87 B

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

Approximate Gross Internal Area
 Ground Floor = 187.8 sq m / 2,021 sq ft
 First Floor = 150.1 sq m / 1,616 sq ft
 Outbuilding = 18.4 sq m / 198 sq ft
 Total = 356.3 sq m / 3,835 sq ft

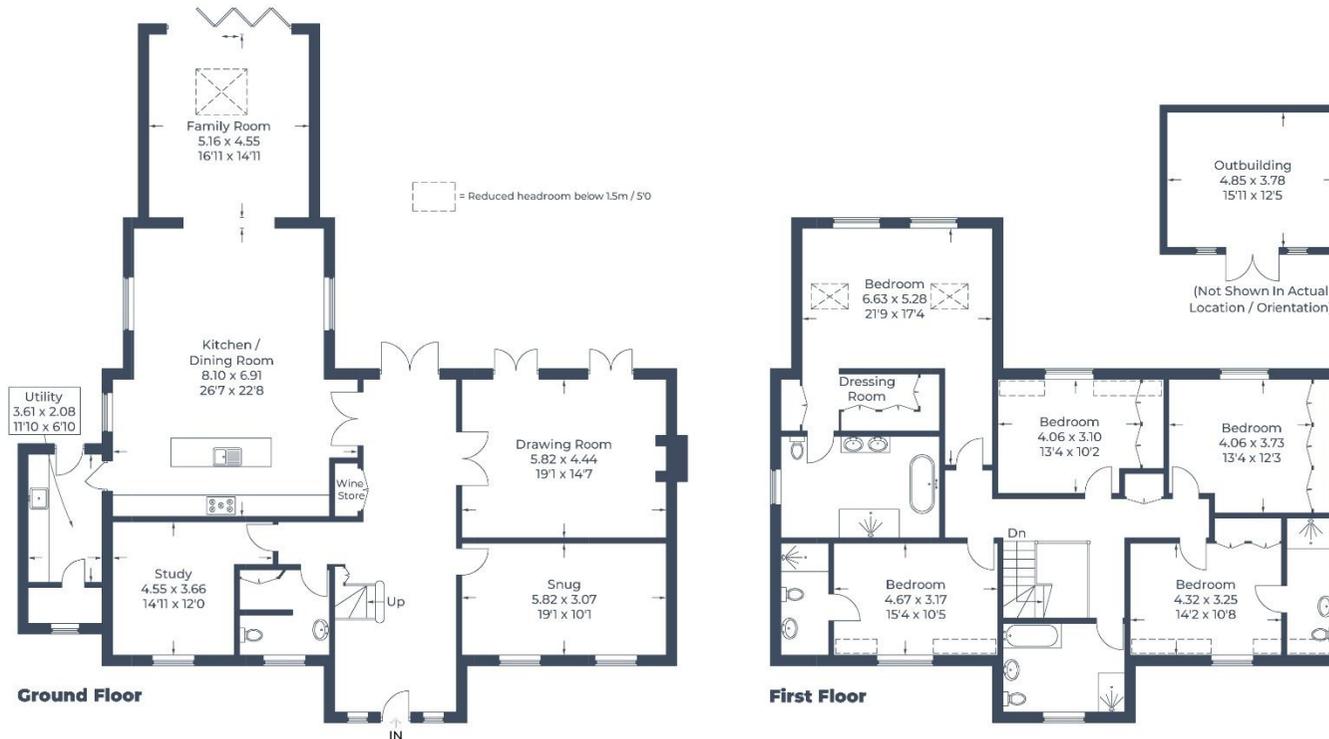


Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Disclaimer: It is not our policy to test services and domestic appliances and cannot verify as to their working order. The purchaser should seek expert advice 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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