



Watership Down
Crabtree Corner, Ipsden, Oxfordshire
OX10 6BN



JAMESGESNER
- ESTATE AGENTS -



**Watership Down
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Ipsden
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GUIDE £700,000 FREEHOLD

A deceptively spacious four double bedroom detached house situated within this sought after rural South Oxfordshire village surrounded by open fields. The property sits on a nice size plot with westerly facing gardens, double garage and ample driveway parking.



The property already offers a spacious reception entrance hall, 18' lounge, 17' dining room, 19' kitchen/breakfast room, study, cloakroom, four double bedrooms, en-suite to the master and a family bathroom. To the front of the property, you will find a raised lawn double width driveway with parking for at least 4 cars leading to a detached double garage.

The rear garden is secluded and stocked with mature trees and foliage. Gates side access with a patio area extending across the back and side leading down to a lawn and further patio.

The property receives much natural light due to the east/south/west facing aspect as well as views across roving Oxfordshire countryside. Oil fired central heating and uPVC double glazing throughout.

Ipsden is an unspoiled and rather secret little village. It is tucked away in an area designated as having Outstanding Natural Beauty, in a corner of South Oxfordshire. Ipsden village lies roughly 10 miles north of Reading and 16 miles south of Oxford.



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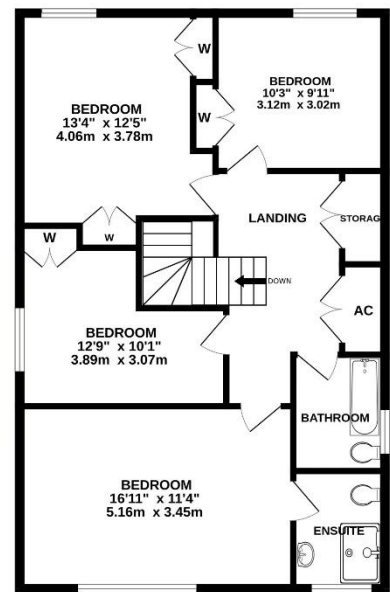
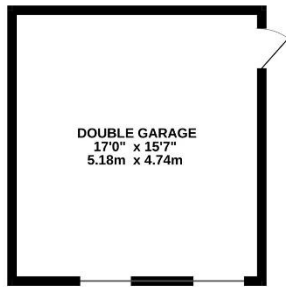
There is an attractive and popular Pub, The King William, which is known and respected for good beer, good food and good hospitality for many miles around. You will also find in Ipsden: a Nursery School, Village Store and Post Office, a farm shop, Church, Village Hall, and children's playground.

The village of Goring is approximately 3 miles distant and provides a wider selection of amenities including mainline railway station offering direct access to Reading, London Paddington and Oxford. Both the M4 and M40 can also easily accessible. Set within beautiful Oxfordshire countryside, with many walks around the area including The Ridgeway which passes through the village.



GROUND FLOOR
1087 sq.ft. (100.9 sq.m.) approx.

1ST FLOOR
809 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA : 1896 sq.ft. (176.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-39	G		
Not energy efficient - higher running costs			
England & Wales		51	72
EU Directive 2002/91/EC			



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