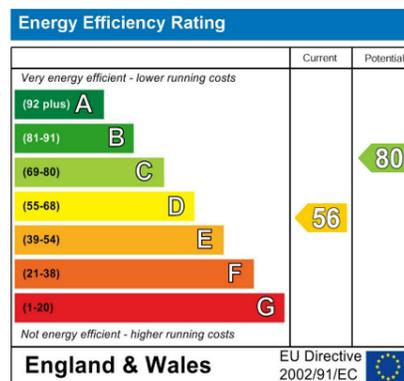


**Approximate Gross Internal Area 2597 sq ft - 242 sq m**  
 Ground Floor Area 1589 sq ft - 148 sq m  
 First Floor Area 1008 sq ft - 94 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Guide Price**  
**£975,000**

**Hunters Lodge**  
**Watlington**

A spacious 4-bedroom house in the heart of Watlington, providing generous family accommodation and a substantial garden within a five-minute walk of the town centre. The property, on a sizeable plot, requires updating but presents a wonderful opportunity to create an individual family home.

- Sizeable 4 bedroom detached
- Double aspect sitting room
- Fitted Kitchen
- Study
- Cloakroom
- 2 Bathroom (1 ensuite)
- Opportunity to modernise and extend (STTP)
- Double Garage with workshop
- Approx. 1/3 acre plot
- EPC: D

A 4-bedroom detached family home, with double garage and sizeable garden in a quiet location in the town.

- Watlington Centre
- Henley 10 miles
- Oxford 15 miles
- M40 (J6) 2.5 miles
- London 45 miles
- Heathrow 32 miles





## Hunters Lodge

On the market for the first time in over 40 years, Hunters Lodge is a 4 bedroom detached family home set in a plot of approx. 1/3 acre close to the centre of Watlington. The property provides an opportunity to modernise and extend (subject to planning).

Downstairs is a spacious, double aspect, sitting room with french doors leading to the garden, The fitted kitchen has doors leading to the utility room, dining room, garden and workshop. There is also a study and cloakroom.

Upstairs the principal bedroom has ample built in storage and ensuite. There are 3 further bedrooms and the family bathroom.



## Outside

Nestled down a long driveway off Spring Lane, there is ample parking to front of the property with access to the double garage with rear workshop. Side gates lead to a sizeable south-west facing rear garden, laid to lawn with a spacious paved patio and mature borders.

## Watlington

Watlington has a vibrant and creative community with independent and artisan shops. Along with three excellent pubs and local restaurants, there is a first-class butcher and delicatessen, the Orange Bakery selling delicious bread and baked goodies every Friday and Saturday, and The Undercroft Market, with locally sourced fruit, vegetables, flowers and plants. For sporting enthusiasts, the town has a range of sports facilities that embrace football and cricket as well as tennis, squash and bowls. Watlington Primary school and Rainbow Corner day nursery and pre-school have an 'outstanding' Ofsted rating and senior education is provided by the well-regarded Icknield Community College. The Chiltern Hills rise above the town and offer some of the finest landscapes in south-east England. With The Icknield Way (Ridgeway National Trail) and wonderful walks on the doorstep, there is much on offer for outdoor enthusiasts, cyclists and walkers. The M40, junction 6 at Lewknor is just three miles away, where the popular Oxford Tube coach service operates 365 days of the year, connecting to central London and in to Oxford. For rail commuters, there are train connections from Princes Risborough, Haddenham near Thame and High Wycombe, with direct services to Marleybone in 22 minutes.



## Services

All mains services  
Broadband: Superfast broadband available  
Local Authority: South Oxfordshire District Council  
Council Tax Band: G  
EPC: D



## Directions

Postcode: OX49 5QL What3Words:///mermaids.perfumes.bless

## Viewings

Viewing by prior appointment with Robinson Sherston office.

Tel: 01491 614000

Email:

watlington@robinsonsherston.co.uk



## Sales Disclaimer

*IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.*