

**Approximate Gross Internal Area 3073 sq ft - 286 sq m**

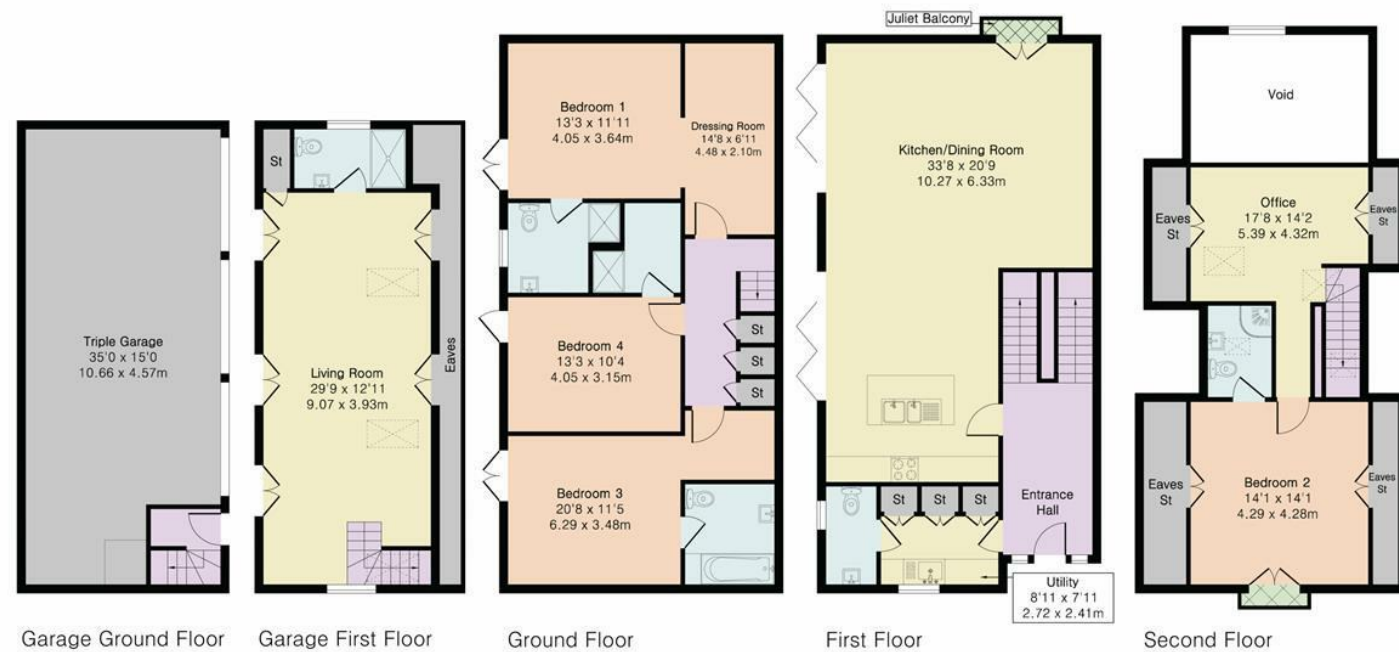
Ground Floor Area 852 sq ft – 79 sq m

First Floor Area 836 sq ft – 78 sq m

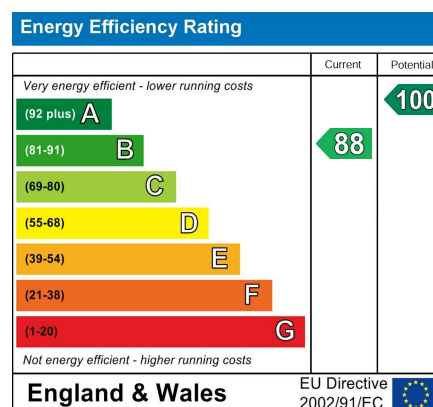
Second Floor Area 421 sq ft – 39 sq m

Garage Ground Floor Area 524 sq ft – 49 sq m

Garage First Floor Area 440 sq ft – 41 sq m



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 as defined by RICS code of measuring practice. No guarantee is given on 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**  
**£1,395,000**

**The Old Chicken Shed,  
82b, Hill Road, Watlington**

A unique and high-quality family house featuring four double bedrooms, contemporary design, and private gardens of approximately 0.3 acres, along with a triple garage that includes separate flexible annex accommodation.

- Contemporary fully integrated open plan kitchen, living area
- Mezzanine floor with feature window and glass balcony
- 4 Double Bedrooms
- 4-Ensuite Bathrooms
- Private and secluded garden
- 0.3 of an acre
- Air Source Heat Pump
- Triple Garage
- Separate annex accommodation
- Walking Distance to the Town

A recently built  
4- bedroom  
detached home with  
a triple garage

- Watlington centre 0.5 mile
- Henley 10 miles
- Oxford 15 miles
- London 45 miles
- M40 (J6) 2.5 miles
- Heathrow 32 miles





## The Old Chicken Shed, 82b, Hill Road

This individual, newly built property features timber cladding in a barn style and is situated on approximately 0.3 acres of a secluded garden.

A striking feature of the property is a bridge walkway that leads to a decked sun terrace designed for entertaining. The upper bridge and balcony provide shade, while stair paths connect the lower terrace to the garden and main entertaining space.

Bi-fold doors open from the living area to the outside with the entire space maintaining a strong connection to the surrounding garden with plenty of light. The reception lounge boasts high ceilings, a prominent window, and an exposed brick feature wall, which includes a mezzanine glass balcony. The ground floor is adorned with composite Moonstone flooring and underfloor heating.

The kitchen is designed in a contemporary style and features built-in units, appliances, and quartz worktops. A spacious central island, which includes a wine chiller, sink, and mixer tap, separates the kitchen from the living area. Additionally, a separate utility room and cloakroom are discreetly located to the side of the hallway.

Upstairs, the mezzanine area functions as an office or workout space, leading to a double bedroom featuring a Juliet balcony and an en-suite bathroom that overlooks the wooded area. Ample eaves storage is also available.

On the lower floor the cleverly designed layout ensures rooms remain comfortable throughout the year. The principal bedroom includes a walk-in dressing area and patio doors leading to a lower terrace shared with two additional double bedrooms. Each of these rooms has en-suite facilities, and the bathrooms are equipped with Rainmaker shower fittings.

## Outside

The wraparound garden and grounds are accessible from the private lane via a shingle driveway that provides ample parking. At the front of the property, there is a lawn area surrounded by sloping terraces. Mature trees and hedging enhance the feeling of seclusion and privacy and there is a shed providing good storage.

The triple garage with power includes a separate flexible annex above with ensuite bathroom facilities, ideal for use as a home office, guest accommodation, or for teenage children.

## 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 Marylebone in 22 minutes.



## Services

Mains Services: Electricity / Water / Drainage  
Heating: Air Source Heat Pump  
Broadband: Superfast broadband available  
Local Authority: South Oxfordshire District Council  
Council Tax Band: G  
EPC: B

## Directions

Postcode: OX49 5AF What3Words: /// asterisk.sanded.quieter

## 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.*