

Lamorna

4 NEW ROAD | WATLINGTON | OXFORDSHIRE



Lamorna

4 New Road, Watlington,
Oxfordshire OX49 5QS

A handsome and well-presented detached Victorian house of much character providing five bedroom family accommodation in a quiet road close to the town centre

For Sale Freehold

Sitting Room • Dining Room/Study
Family Kitchen/Breakfast Room • 5 Bedrooms
En suite Shower Room • Family Bathroom
Cloakroom • Conservatory • Landscaped
Garden • Off-Street Parking • Single Garage
Gas Central Heating

M.40 (Jct 6) 2 miles, Henley on Thames 9 miles
Wallingford 6 miles, Thame 6 miles
Oxford 13 miles

Description

The property has brick elevations under a slate roof and is set back from the road behind a pretty landscaped garden. New Road is an attractive residential street comprising mainly period property. There is little motorised traffic here although the shops and facilities of the High Street, and both the comprehensive and primary schools, are no more than a five minute walk from the house. The principal façade and the majority of rooms are west facing and have an outlook over the garden. The interior is well-presented with the accommodation set around a central stairwell. There are five bedrooms and two bathrooms, including an en suite shower room and a family bathroom. The large family kitchen is a particular feature with hand-crafted bleached wood cabinets, a gas-fired Aga and terracotta tile floor.



The sitting room is south facing and has an adjoining Amdega conservatory with access into the garden.

Location

Watlington is an historic and attractive market town at the foot of the Chiltern Hills. Apart from an ample range of local shops, facilities include a public library, schools, surgery and sports amenities. Junction 6 of the M40 is within a few miles of the town providing easy access to the Midlands, London and the regional business centres of Oxford and High Wycombe.

Outside

Pedestrian access is gained via a gate and pathway directly from New Road to the front door. A gated brick paviour driveway to the flank of the house provides a vehicular approach, off-road parking and access to the garage. A gate leads into the garden and towards the side door of the house.

Single Garage: 20'3 x 10'4 (6.2m x 3.2m)

Timber-framed and clad with wood shingle roof and metal 'up and over' door. Electric light and power points.

Garden: Approx 90'. (27.4m) (irregular shape)

A lovely and mature garden that faces south and west. It employs a variety of different surfaces

including stone, shingle and lawn and these are broken by neatly clipped Box hedgerows, shaped beds and well-stocked herbaceous borders. There are a wide variety of ornamental trees and shrubs.

Services

Mains water, drainage, gas and electricity. Gas-fired central heating.

Local Authority

South Oxfordshire District Council. Council Offices, Crowmarsh, Wallingford OX10 8HQ.
Tel: 01491 823 000

Council Tax

Tax band: G

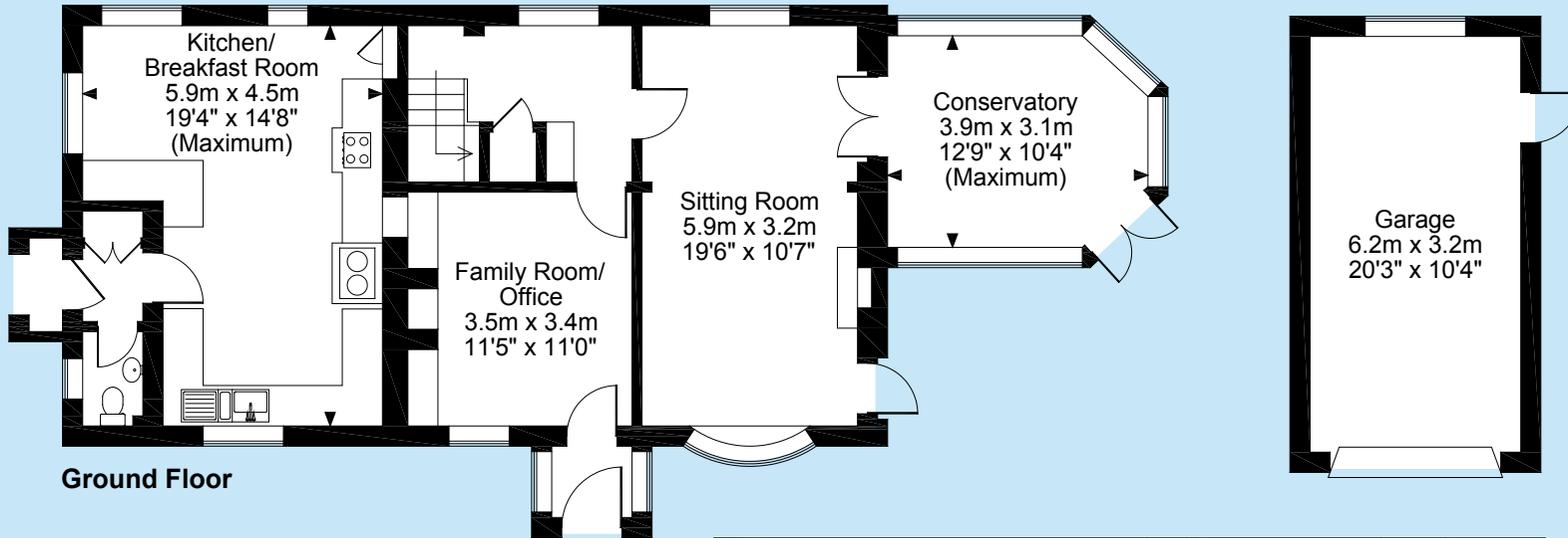
Viewing

Strictly by prior appointment with the SOLE AGENTS Robinson Sherston (Watlington).
Telephone: 01491 614000.

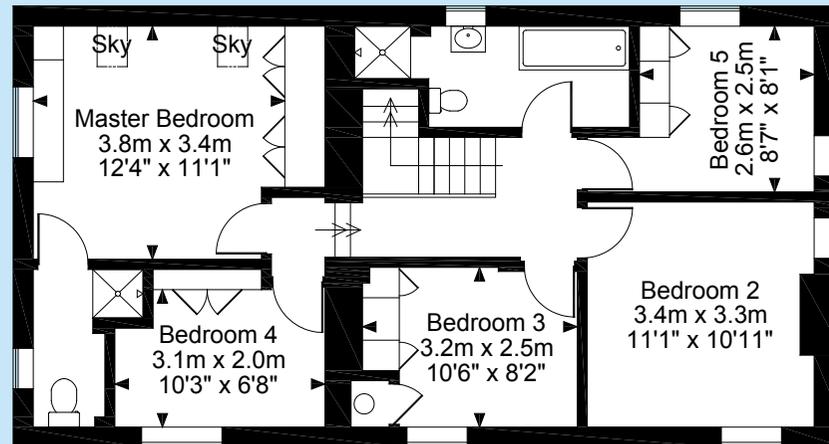
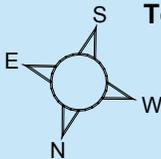
Directions

From our office proceed down to the bottom of the High Street. Just beyond the Memorial Cross turn right into Chapel Street. Take the first turning left into New Road and the property will be found on your left. **Postcode: OX49 5QS**





New Road, Watlington
Approximate Gross Internal Area
 Main House = 1642 Sq Ft/152 Sq M
 Garage = 209 Sq Ft/19 Sq M
 Total = 1851 Sq Ft/171 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Please Contact the Watlington Office
Robinson Sherston, One High Street,
Watlington, Oxfordshire, OX49 5PH
Also at Henley on Thames

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential	Score	Current	Potential	Score
A	B	57	A	B	58
B	C		B	C	
C	D		C	D	
D	E		D	E	
E	F		E	F	
F	G		F	G	
G			G		

Not energy efficient - higher energy costs
 EU Directive 2002/91/EC

Not environmentally friendly - higher CO₂ emissions
 EU Directive 2002/91/EC