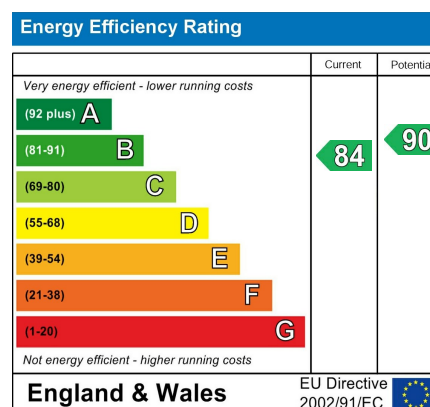


**Approximate Gross Internal Area 1278 sq ft - 119 sq m
(Excluding Garage & Outbuilding)**

Garage Area 421 sq ft – 39 sq m
Outbuilding Area 192 sq ft – 18 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
£850,000**

**Byeways,
Hill Road, Lewknor**

An attractive detached bungalow set in a generous, private plot providing spacious family accommodation adjoining countryside yet close to local amenities and just 2.5 miles from Watlington. NO ONWARD CHAIN

- Detached bungalow in a substantial plot pf approximately 0.65 acres
- Spacious light filled sitting room with a wood burner
- Well fitted kitchen/dining room
- Conservatory with custom-made blinds
- Three double bedrooms
- Master with en-suite shower room
- Contemporary family wet room
- Wonderful quiet location combining rural living with easy access to local amenities
- Fantastic, private garden and orchard
- No onward chain

A three double bedroom detached bungalow occupying a lovely village setting at the end of a quiet cul-de-sac.

- Watlington 2.5 miles
- Thame 7.5 miles
- Oxford 15 Miles
- London 40 miles
- M40 (J6) 0.5 mile
- Heathrow 30 miles



Byeways

This attractive detached bungalow offers light and bright spacious family accommodation and occupies a lovely village setting with a large and delightful garden.

The accommodation is well arranged with the principal rooms enjoying a south-facing aspect. Boasting wooden laminate flooring, a cosy wood burner in the sitting room, a well fitted kitchen/dining room with a gas cooker, and a spacious conservatory offering wonderful views of the mature garden.

With three double bedrooms, including an en-suite shower room for the master bedroom, and a contemporary family wet room, this home offers both comfort and practicality.

Outside

The property is situated at the end of a quiet cul-de-sac with picturesque farmland to the rear, over which it has some fine views. The substantial garden extends across a generous plot of approximately 0.65 acres complete with an orchard area perfect for children to play and explore. Outside the conservatory is a sheltered patio, ideal for al fresco dining with steps up onto the lawn. A raised bed above the patio is well stocked with a variety of plants.

The double garage with a generous rear store and outdoor WC provides plenty of storage space, a large cabin offers the perfect spot to enjoy the garden.

Metal gates at the entrance to the property provide security and there is ample parking available on the driveway. In addition, the property further benefits from 20 solar panels.

Lewknor

Lewknor is a particularly lovely village situated at the foot of the Chiltern Hills and within a designated conservation area. There are beautiful walks in all directions and the area is popular with ramblers and bird watchers. The village has an historic 12th century church, public house and a successful primary school. The town of Watlington is only two and a half miles distant while the proximity of the M.40 provides easy access to the Midlands, London and the regional business centres of Oxford and High Wycombe. The Oxford Tube coach service, operating between London and Oxford, is within 5 minutes walk of the property and this stop also serves airport buses to both Heathrow and Gatwick.

Services



Mains water, drainage and electricity. Solar panels. Oil fired central heating.
South Oxfordshire District Council
Council Tax Band F
EPC Rating B

Directions

Postcode: OX49 5TS What3Words:///contained.rainwater.restless

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.