

**Approximate Gross Internal Area 1162 sq ft - 108 sq m
(Excluding Outbuilding)**

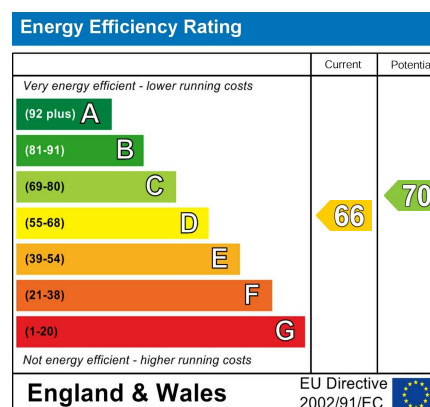
Ground Floor Area 767 sq ft – 71 sq m

First Floor Area 395 sq ft – 37 sq m

Outbuilding Area 122 sq ft – 11 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
£475,000**

Ash Close

A deceptively spacious 4 bedroom terraced property, recently reconfigured to create a stylish and versatile family home.

- Spacious living room
- Modern open plan kitchen/diner
- Snug leading to bedroom with ensuite showerroom
- 3 upstairs bedrooms
- Large mature garden
- Garden office and store
- Driveway parking
- Double gates allowing access to garden
- EPC: D

A spacious four bedroom family home, in the popular town of Watlington

- Watlington centre 0.5 miles
- Henley 10 miles
- Oxford 15 miles
- M40 (J6) 3 miles
- London 45 miles
- Heathrow 32 miles



19 Ash Close

This deceptively spacious four bedroom end of terrace house offers generous and flexible accommodation, ideal for modern family living. The property welcomes you with a spacious living room, complemented by a small study just off the main area, providing an ideal space for working from home or quiet reading. The contemporary kitchen is thoughtfully designed and opens seamlessly into a bright, open plan kitchen diner, creating a sociable hub for family meals and gatherings.

A versatile downstairs snug provides a cosy retreat and leads directly to a well-proportioned bedroom featuring its own ensuite shower room, making it an excellent option for guests or multi-generational living. Upstairs, three further bedrooms are served by a stylish family bathroom, offering ample space for family members.

Outside

Further enhancing this property's appeal is the convenience of driveway parking, plus double gates providing access to the garden. The large garden is complemented by a purpose-built summerhouse and store with electricity and water, and a spacious terrace area for outside entertaining.

Watlington

Watlington is reputedly England's smallest town with its origins dating from the 6th century. The town has a range of sports facilities that embrace football and cricket as well as tennis, squash and bowls. There are good local shops including a first class butcher and delicatessen and some excellent restaurants and pubs. 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. There is much on offer here for outdoor enthusiasts, cyclists and walkers as The Icknield Way (Ridgeway National Trail) passes close to the town. Watlington is also the heartland of the re-introduced Red Kite that now soar above the town's roof tops.



Services

Mains water, electric and drainage
Electric Storage heating
South Oxfordshire District Council
Council Tax Band: D
EPC: D

Directions

Postcode: OX49 5LW What3Words:///rising.responses.beauty

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.