









Guide Price
£525,000 Freehold

27 Love Lane
Watlington OX49 5RA

A well-presented and extended semi-detached family home with sizeable south-facing garden, detached timber framed double garage and off-road parking occupying an attractive residential setting in the centre of Watlington. There is no onward chain.

-  Hall
-  Sitting Room
-  Family/Dining Room
-  Kitchen/Breakfast Room
-  3 Bedrooms
-  Bath/Shower Room
-  Cloakroom
-  Utility Room
-  Front & Rear Garden
-  Garage & Parking

A 3 bedroom family house with garden, garage and parking close to the centre of Watlington

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





Description:

A well-presented extended semi-detached family home with sizeable south-facing garden, detached timber framed double garage and off-road parking occupying an attractive residential road in the centre of Watlington.

The house is set back from the road behind a tree-lined frontage and private front garden. A driveway alongside provides ample off-road parking and access to a recently built double garage/workshop. A single-storey extension to the rear provides a large open-plan space that serves well as a family room and connects the sitting room and fitted kitchen with the south-facing garden via two sets of French doors.

There are three bedrooms, two of which are double-sized with a south-facing aspect over the garden. There is a separate, generously sized utility room and a cloakroom on the ground floor.



Location – Central 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.





Gardens & Garage

A recently built timber- framed and clad double garage with cedar shingle roof lies beyond the driveway. Vehicular access is via a remote operated roller door and there is a personal side door from the garden. There are ample power points and lighting together with windows to both the front and side of the building.

The garden is south-facing and enclosed by new close-boarded fencing and mature laurel hedgerows. A stone paved terrace extends from the rear of the house to an expanse of lawn with planted border. A side gate provides access to the driveway and there is also a door to the garage.



Services

Mains services: Electricity/gas/water/ Drainage
 Gas-Fired central heating,
 Council Tax: South Oxfordshire District Council
 Band: E
 EPC Rating: C

Viewings

Viewing by prior appointment with Robinson Sherston Watlington office


Tel: **01491 614 000**

Email: **watlington@robinsonsherston.co.uk**

Sales Disclaimer

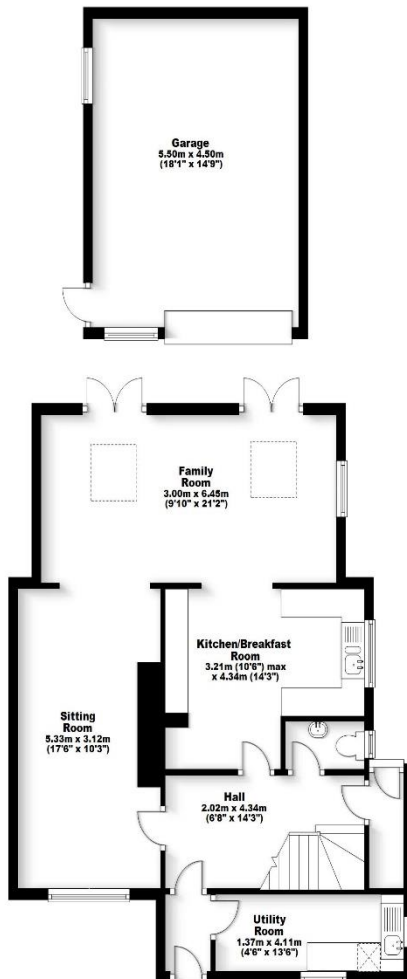
IMPORTANT NOTICE: *Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions 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.*



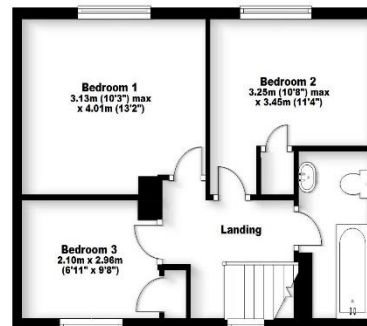
Energy Efficiency Rating		
	Current	Potential
<i>Vary energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	88
(69-80)	C	74
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

WWW.EPC4U.COM

Ground Floor
Approx. 94.4 sq. metres (1016.6 sq. feet)



First Floor
Approx. 40.3 sq. metres (434.1 sq. feet)



Total area: approx. 134.8 sq. metres (1450.7 sq. feet)
Note: This plan is not to scale and is designed to show room arrangement only. Plan produced using Planity.