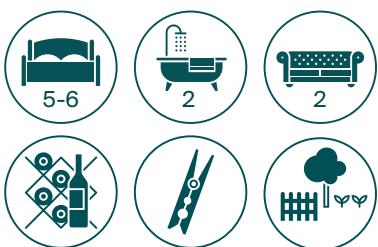




**Hampden House,  
Watlington OX49**

# A beautiful Grade II listed town house in the centre of Watlington.



Henley-on-Thames 10 miles, Oxford – 18 miles, M40 (Junction 6) 2.5 miles, London Heathrow 27 miles, Central London 39 miles (all distances are approximate)



## The Property

Hampden House is a beautiful Grade II Listed Georgian town house occupying a wonderful position in the centre of Watlington. The property has been transformed by the current owners to provide excellent reception rooms, a stunning kitchen/dining area with views over the garden and stylish bathrooms. The accommodation is arranged over four floors. On the ground floor the front door opens into the principle reception room with wooden floors, exposed brickwork, a wood burning stove and large sash windows. From here there are two openings providing access to the beautiful and recently extended kitchen with open plan dining area. This area benefits from vaulted ceilings and a number of roof lights making the space wonderfully light and spacious. The attention to detail and the quality of finish is clear to see with limestone floors, two sets of French windows opening onto the garden, a box bay window with window seat, beautiful arched doors and sash windows complimenting the original Georgian features of the house. Beyond the kitchen is the utility room with separate sink and downstairs W.C. The house also benefits from a cellar providing useful storage space. On the first floor there are 2-3 generous bedrooms all with fitted wardrobes and feature fireplaces and they are served by the recently re-fitted family bathroom. On the second floor the principal bedroom suite has a 'Jack & Jill' bathroom and fitted wardrobes. There are a further two bedrooms with access to the bathroom via the landing. One of these bedrooms is currently being used as a study which is bright, offers lots of storage and great views out of the window. It could also be possible to convert the loft subject to planning permission.

## Gardens and grounds

Outside the attractive walled garden is secluded and offers complete privacy. It has a natural stone patio ideal for al fresco entertaining, a water feature and flower beds stocked with a variety of mature shrubs and trees. There is an area of lawn and a shed providing further storage space.

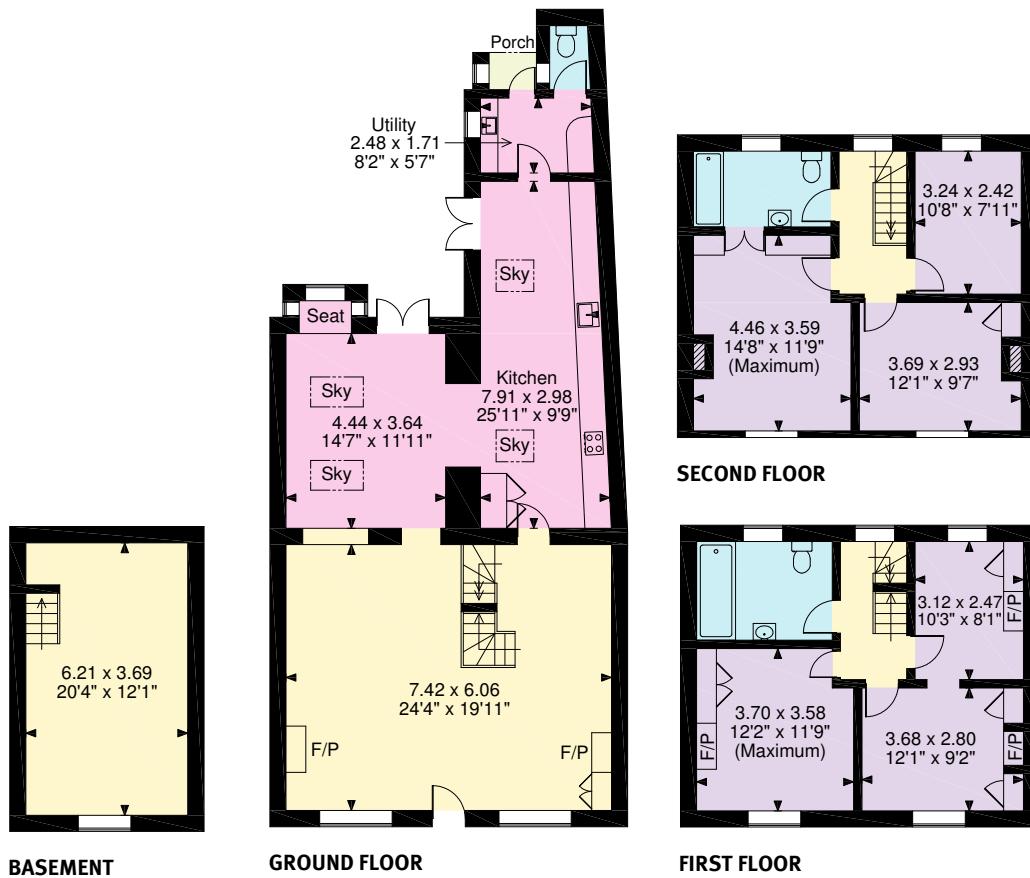
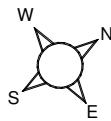


## Situation

Hampden House is centrally located in Watlington which is a popular medieval market town with a Town Hall dating from 1664. It is positioned in a beautiful rural setting, the rolling countryside with beech woodlands, a chalk downland and red kites provides the ideal setting to explore the wonderful network of rights of way. The property is walking distance to a number of award winning, independent speciality food and goods shops. These include a butchers, delicatessen, a delicious chocolate shop together with gastro pubs and restaurants. The immediate countryside offers a myriad of beautiful, well signed paths such as The Ridgeway for cycling, walking and horse riding. There are good local golf courses nearby, point-to-point racing, and boating on the River Thames at nearby Henley-on-Thames.

Schools in the area include Watlington Primary School, Lewknor Church of England Primary School and Icknield Community College. The Oxford schools include Dragon School, Abingdon, St Helen & St Katharine, Summer Fields, Magdalen College, Cothill House, St Edward's in Summertown. Headington Girls school is also easily accessible via the Oxford Tube. Wycombe Abbey and Moulsoford Prep are also nearby.

**Couching Street, Watlington**  
**APPROXIMATE GROSS INTERNAL FLOOR AREA**  
**Main House = 212sq.m (2,278sq.ft)**



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## Directions (OX49 5QF)

From Henley-on-Thames proceed up the Fairmile (A4130) to Nettlebed. In the centre of Nettlebed turn right onto the B481 signposted Watlington. On reaching Watlington turn right onto Couching Street (the B4009). Number 17 will be found after a short distance on the left hand side. For parking please use on street parking or the car park on Hill Road.

### Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All other items are specifically excluded from the sale but may be available by separate negotiation.

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**I would be delighted to tell you more.**

**Matt Davies**  
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### Viewing

Strictly by prior appointment with Sole Agents, Knight Frank LLP

### Local Authority

South Oxfordshire District Council

### Services

Mains gas, electric and water

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2020. Photographs and videos dated September 2020.

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