



Couching Street, Watlington



A charming Grade II Listed townhouse in the centre of Watlington with a pretty garden and garage.



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

Porringers is a Grade II Listed house dating back to the 17th Century and occupying an excellent position in the centre of Watlington. The property has many original features, including wooden beams, an inglenook fireplace, and a cellar.

You enter a small entrance hall into the front reception room; the room has a beautiful inglenook with wood burning stove, ceiling, and wall timbers, and quarry tiled floor, with access to the kitchen. The kitchen has fitted wooden wall and floor units, with an alcove and chimney breast that houses the oil central heating boiler. To the rear of the reception room, you enter the back of the property; the rear hallway area is light and airy with French windows to the garden and access to the sitting room. There is also a small cloakroom with WC. The sitting room is a spacious, double height room with ceiling timbers, roof lights, wood clad walls, and large French windows to the terrace. From the opposite side of the front reception room is access to a wide staircase to the first floor with a small landing area accessing a bedroom, with built in cupboard; and the small cellar entrance.

On the first floor is the principal bedroom, with double aspect windows and fitted wardrobe, and the family bathroom with double height ceiling and Velux window. The landing area has fitted bookshelves, an ideal seating area, with a wooden ladder to the third bedroom in the roof area. The bedroom has fitted eaves storage and Velux windows with delightful views over the rear garden and beyond to the Chiltern Hills.

Situation

Porringers is centrally located in Watlington, 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 and chalk downland provides the ideal location to explore the great rights of way network. There are several excellent shops that include a butcher and delicatessen, together with gastro pubs and restaurants.

The immediate countryside offers many beautiful, well signed paths such as The Ridgeway for cycling, walking and horse riding. There are good local golf courses nearby 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.



Garden and Grounds

The attractive walled garden has a natural stone patio with an arbour and seating area, ideal for alfresco entertaining; flower beds are stocked with various mature shrubs and flowers. To the rear of the garden is access to the garage, with overhead storage space and shelving; the vehicular access to the garage is to the side of the property. Access to the drive/garage is via an archway from Couching Street, and Porrhings has the right of way over this cobbled driveway to the rear of the property.

Directions (OX49 5QQ)

From Henley-on-Thames proceed up the Fairmile (A4130) to Nettlebed. In the centre of Nettlebed, turn right on to the B481 signposted Watlington. On reaching Watlington, turn right on to Couching Street (the B4009). Number 18 will be found after a short distance on the right hand side. For parking, please use on street parking or the car park on Hill Road.

Services

Oil fired central heating, mains electric and water.

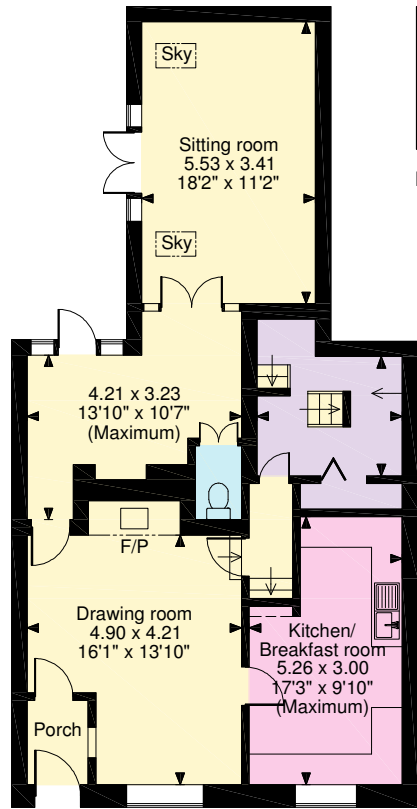
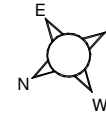
Local Authority

South Oxfordshire District Council

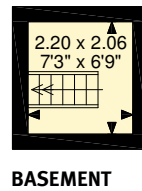
Viewing

Strictly by prior appointment with Sole Agents, Knight Frank LLP

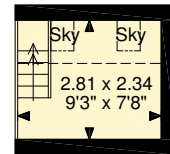
Couching Street, Watlington
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House = 142sq.m (1,532sq.ft)
Garage = 23sq.m (246sq.ft)



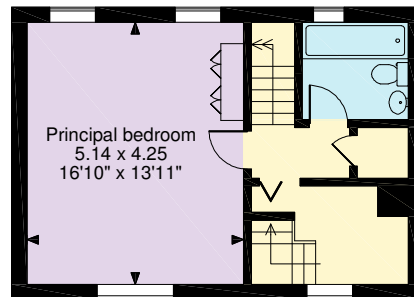
GROUND FLOOR



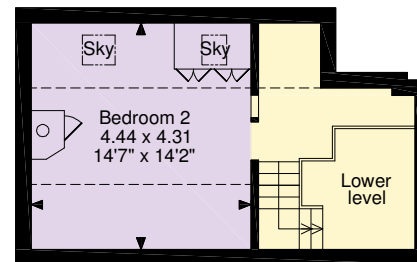
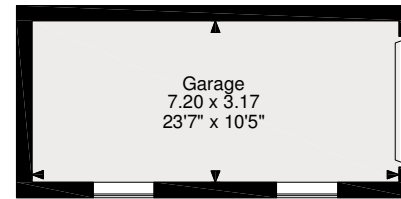
BASEMENT



MEZZANINE ABOVE STUDY



FIRST FLOOR



SECOND FLOOR

Denotes restricted head height

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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 August 2020. Photographs and videos dated August 2020.

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