



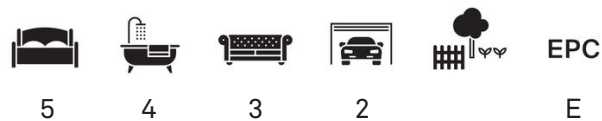
Howe Road, Watlington, Oxfordshire



A spacious family home with paddocks, stables and an orchard.

Knight Frank are pleased to offer this fantastic family home originally built in the 1930s. Situated on the outskirts of Watlington and surrounded by open fields, the property would be ideal for those who enjoy outdoor pursuits. The current owners have owned the property for over 20 years and have renovated and extended the property to provide spacious accommodation with a self-contained annexe, stables and paddock. The property also has a pretty garden leading to an orchard.

The property consists of four bedrooms, four bathrooms, three reception rooms, a spacious kitchen with a dining area, and a utility/boot room. The annexe has a spacious open-plan living room/kitchen and an additional large bedroom and shower room.



Guide price: £1,700,000

Tenure: Freehold

Local authority: South Oxfordshire District Council

Council tax band: G

Services: Mains electricity and water. Private drainage.

The Property

The property is entered via a brick porch leading into a spacious entrance hall with doors radiating to the reception rooms, kitchen, a W.C. and understairs cupboard and stairs rising to the first floor. The reception rooms include a dual-aspect sitting room with an open fireplace and French doors opening out to the rear, an attractive dining room with original parquet flooring, an open fireplace and French doors opening on to a side terrace that leads to the orchard. A spacious family room leads off the kitchen, with a double-height ceiling and a wood-burning stove; this light and airy room has bi-fold doors that completely open up to the lovely garden beyond.

Greenacres benefits from a large kitchen/breakfast room. The kitchen area has a wide range of wall and base units beneath a black marble worktop, underfloor heating and a range of integrated appliances, including a dishwasher, double oven and fridge/freezer. A utility/boot room leads out to the garden/side terrace with a range of fitted units and a sink.





The property continued

The stairs rise to a light, airy landing area leading to the bedrooms. The triple-aspect principal bedroom with en suite bathroom and dressing area has fitted wardrobes and lovely views over the garden. There are two further bedrooms with en suite bathrooms and fitted wardrobes; both have a fitted desk and office storage. A second set of stairs rises to the second floor with a large bedroom, en suite bathroom, and dressing area/study. All the bedrooms and bathrooms have lovely views over the gardens and the countryside beyond.

The Annexe is across the drive from the main property and has a spacious living room/kitchenette and stairs rising to the first floor into a large bedroom with a balcony and an en suite shower room. The property does have planning permission for alterations, which include replacing the landing window with a large double-height window and a first floor side extension over the kitchen.

P22/S4424/HH



Garden and Grounds

Greenacres is situated in a fantastic plot of approximately 2 acres with an additional 2 acre paddock. The property is approached via a gravel driveway giving access to the double garage and providing parking for several cars. To one side of the garage and annexe is a stable block with two stables (one currently used as a store room). Additionally, there is a half brick greenhouse with electricity.

To the rear of the property is an attractive terrace the entire length of the property, bordered by raised flowerbeds that are filled with herbaceous plants and a lawned area. To the side of the property, outside the dining room, is a lovely secluded brick-paved circular seating area with a water feature and beech hedging, giving a sense of privacy. A path leads to the orchard through a wrought iron gate. This field is bordered by a mixture of hedgerows and fencing with vehicular access at the far end. To the front corner of the garden is a lawned area with a beautiful weeping Ash tree and hedging and access to the front drive.

Across the road from the property is a two-acre paddock with a mixture of stock fencing, hedgerows and trees. The land has stables and a store with water and electricity (separate from the main house).





The property benefits from a spacious self-contained annexe and a stable block with tack room and store.

Situation

Beautiful rural setting; the rolling countryside with beech woodlands, chalk downland and red kites provides the ideal environment to explore the excellent rights of way network. The property is in easy distance of several award-winning, independent speciality food and goods shops. The immediate countryside offers many beautiful paths, such as The Ridgeway, for cycling, walking and horse riding. There are good local golf courses, point-to-point racing, and boating on the River Thames at nearby Henley-on-Thames. Many schools in the area. Easy access to the M40 at Junction 6, only 3 miles away and a fast train service from Princes Risborough. The 'Oxford Tube' coach service operates a regular service between London and Oxford and can be found in the nearby village of Lewknor, only 2 miles away.



Watlington a popular medieval market town with a Town Hall dating from 1664 and a number of excellent independent shops.

Greenacres Farm, Howe Road, Watlington



Directions OX49 5EW

From Henley-on-Thames, proceed up the Fairmile (A4130) to Nettlebed, signposted to Oxford. Continue through Bix and into Nettlebed, turn right on to Watlington Street (B481), through Park Corner and Cookley Green and on to the B480 and down the hill to Watlington on Howe Hill. Greenacres can be found after approximately 1.5 miles on the left behind a high hedge.

Knight Frank

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I would be delighted to tell you more

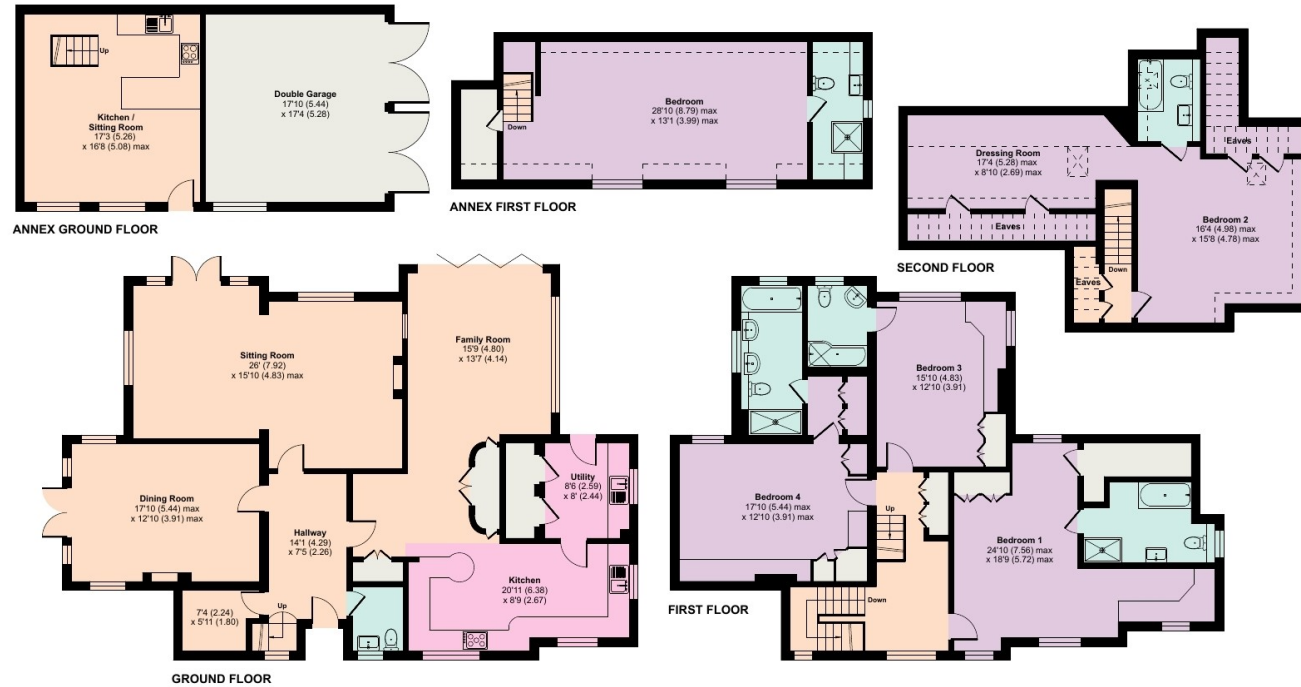
Jason Applebey
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Howe Road, Watlington

Approximate Area = 3159 sq ft / 293.4 sq m
Limited Use Area(s) = 328 sq ft / 30.4 sq m
Annex = 705 sq ft / 65.4 sq m
Garage = 303 sq ft / 28.1 sq m
Total = 4495 sq ft / 417.6 sq m

For identification only - Not to scale

Denotes restricted head height



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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