



GREENACRES FARM
Howe Road, Watlington OX10



A FAMILY HOME DESIGNED FOR COMFORTABLE RURAL LIVING

A fantastic 1930s family home on the outskirts of Watlington, surrounded by open fields and offering spacious accommodation with a self-contained annexe, paddocks, stables and an orchard.



Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

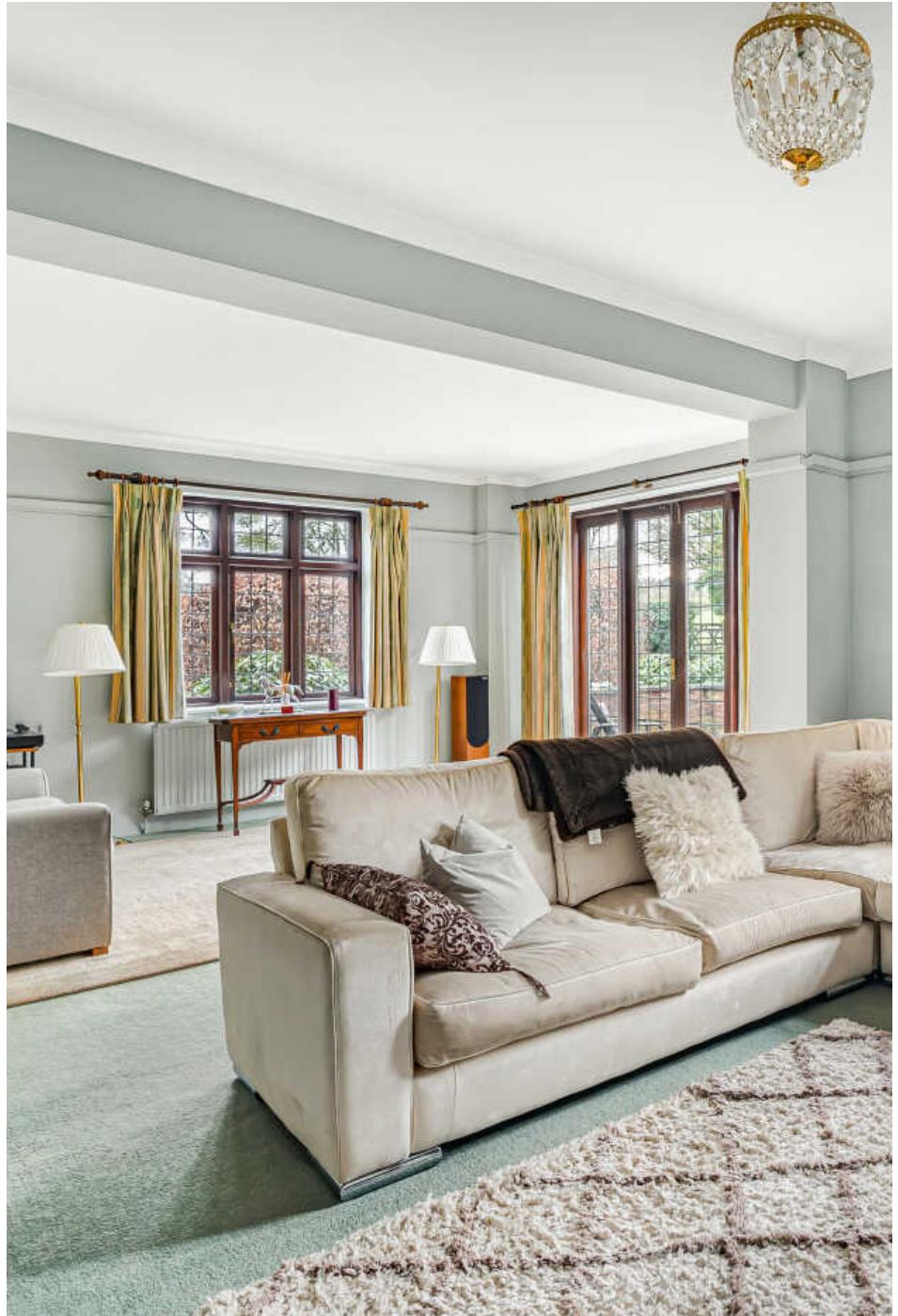
Services: Mains electricity, water and private drainage

Offers in excess of: £1,500,000



GREENACRES FARM

The property is entered via a spacious entrance hall, with doors to the reception rooms, kitchen, W.C., understairs cupboard and stairs rising to the first floor. The reception rooms comprise a dual-aspect sitting room with an open fireplace and French doors to the rear, and an attractive dining room with original parquet flooring, an open fireplace and French doors opening onto a side terrace that leads to the orchard. A generous family room connects to the kitchen and features a double-height ceiling and a wood-burning stove; this light, airy space enjoys lovely views over the rear gardens. Greenacres also benefits from a large kitchen/breakfast room fitted with a range of wall and base units beneath black marble worktops, underfloor heating and integrated appliances including a dishwasher, double oven and fridge/freezer. A utility/boot room provides further storage, a sink, and access to the garden and side terrace.







THE PROPERTY

The dual-aspect principal bedroom features an en suite bathroom, dressing area, fitted wardrobes and lovely views over the garden. There are two further bedrooms, each with an en suite bathroom, fitted wardrobes, and a built-in desk with office storage. A second staircase leads to the top floor, where there is a large bedroom with an en suite bathroom and a dressing area/study.

GARDENS & GROUNDS

Set within approximately 4 acres in total, the property is approached via a gravel driveway leading to a double garage and ample parking. Beside the garage and annexe is a stable block comprising two stables—one currently used as a storeroom—and a half-brick greenhouse with electricity. To the rear, the space is bordered by raised flowerbeds, herbaceous planting and a lawned area. A wrought-iron gate opens onto the orchard, enclosed by hedgerows and fencing, with vehicular access at the far end. The front garden features a lawn and a striking weeping ash tree, enclosed by hedging with access back to the driveway. Across the road is a two-acre paddock, containing further stables, a store and its own water supply.

The annexe sits across the driveway from the main house and offers a spacious open-plan living room/kitchenette, with stairs rising to a large first-floor bedroom that includes a balcony and an en suite shower room.



SITUATION

Watlington is a popular medieval market town surrounded by beautiful countryside, renowned for its beech woodlands, chalk downland and abundant red kites. The town offers a selection of award-winning independent shops, including butchers, a delicatessen, a chocolate shop, gastro pubs and restaurants. The area provides excellent walking, cycling and riding routes, including The Ridgeway, as well as nearby golf courses, point-to-point racing and boating on the Thames at Henley-on-Thames. Local schools include Watlington Primary, Lewknor C of E Primary and Icknield Community College, with a wide choice of highly regarded schools in Oxford and surrounding areas.

There is easy access to the M40 at Junction 6, only 3 miles away and a fast train service from Princes Risborough, Haddenham and Thame Parkway to London Marylebone, both within an 11 to 13-mile drive. 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.







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

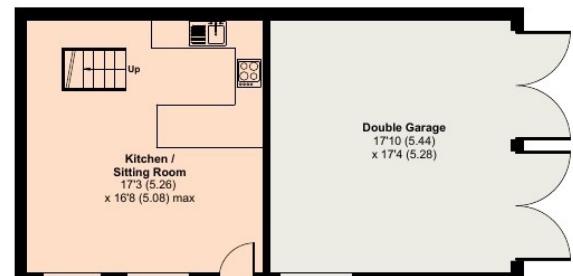
Garage = 303 sq ft / 28.1 sq m

Total = 4495 sq ft / 417.6 sq m

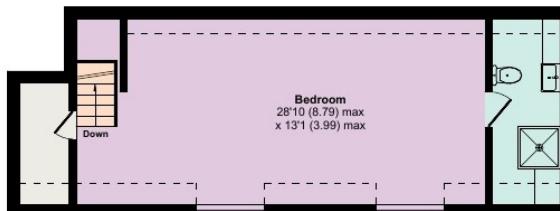
For identification only - Not to scale



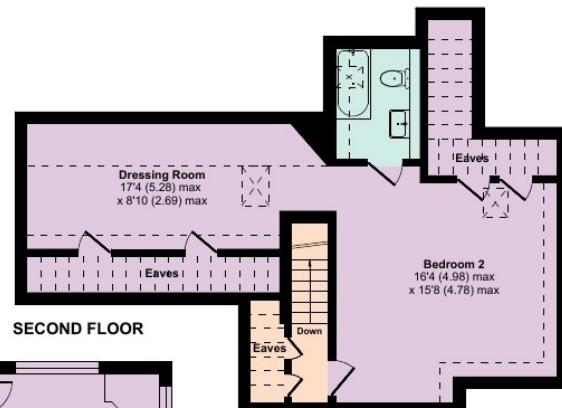
Denotes restricted head height



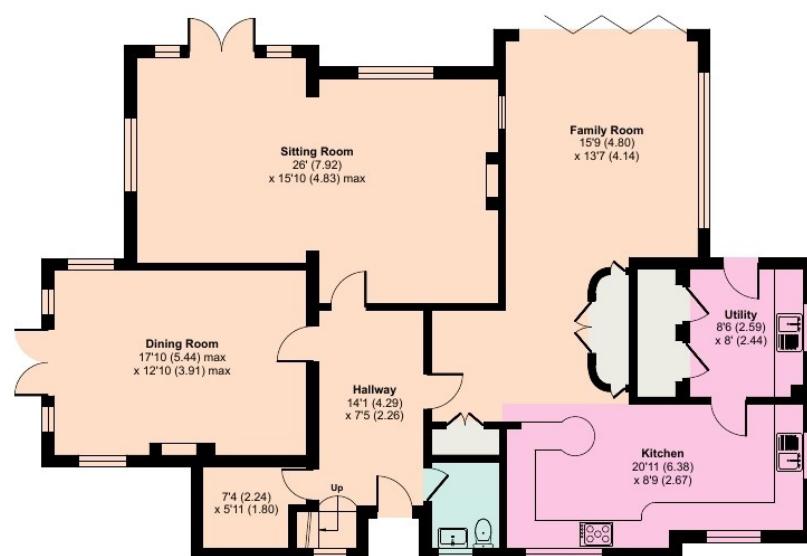
ANNEX GROUND FLOOR



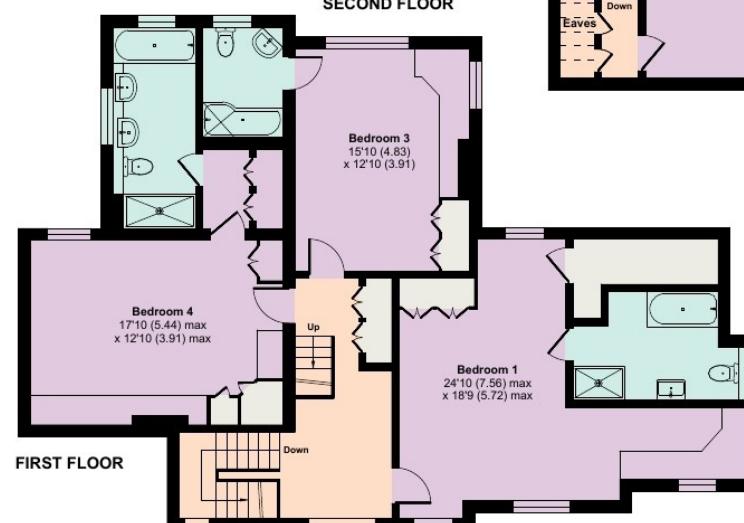
ANNEX FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted
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