



A beautifully refurbished home, garage & parking

3 Forestry Cottages, Christmas Common, Oxfordshire, OX49 5HN

Freehold



Entrance hall • sitting room • kitchen/dining room
conservatory • utility • shower room • 3 bedrooms
(1 en suite) • family bathroom • garden • parking
double garage • car port

Situation

Situated high in the Chiltern Hills, is the small village of Christmas Common in an area of outstanding natural beauty. The pretty town of Watlington has good local shops and the larger centres of Henley-on-Thames, Oxford and High Wycombe provide excellent recreational, educational and shopping facilities. The surrounding countryside offers miles of extensive walking and riding.

Directions

From Henley-on-Thames proceed up the Fairmile (A423) towards Oxford. At the top of the Fairmile fork right signposted towards Stonor and the Assendons. Proceed up the valley passing through Middle Assendon, Stonor and Pishill and just before the T-junction turn right signposted to Christmas Common. Proceed along this road for approximately 1 mile, just after entering the village, the property will be found on the right hand side.

Description

The property has been completely refurbished by the current owners to create a much more modern and well-presented home. From the entrance hall, you can either go into the sitting room or kitchen/dining room as well as stairs leading to the first floor.

The sitting room features a lovely log burner as well as patio doors to the garden. The kitchen/dining room benefits from being open plan through to the conservatory as well as having a range of integrated appliances. There is access from here to the utility room where there is space for a washing machine & tumble dryer as well as a fridge/freezer. A further door opens to a shower room.

On the first floor, the principal bedroom benefits from a walk in wardrobe and en suite with bath and shower. Completing the floor is another bedroom and family bathroom. Stairs from the landing, lead up to the second floor where there is a bedroom.





Outside

To the front there is a paved area enclosed with hedging and picket gate. There is also parking for two vehicles opposite the house. The rear garden is mainly laid to lawn with a paved patio. At the rear of the garden is a double garage with adjoining car port as well as parking outside of it. There is power and would prove very useful as a workshop or hobby space. There is also views as well as access to the woodland beyond.

General remarks and stipulations

Tenure

Freehold with vacant possession on completion.

Services

Mains water and electricity are connected. LPG central heating, Private drainage. **In accordance with the Property Misdescriptions Act, please note that none of the services has been tested.**

Local authority

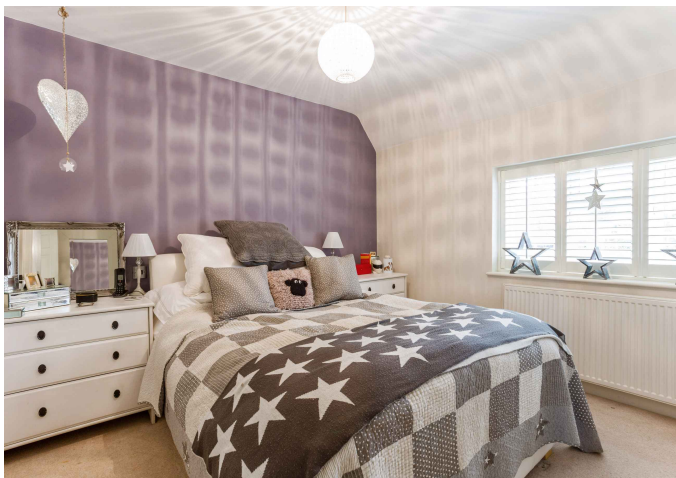
South Oxfordshire District Council.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.



3 Forestry Cottages, Christmas Common, Oxfordshire, OX49 5HN

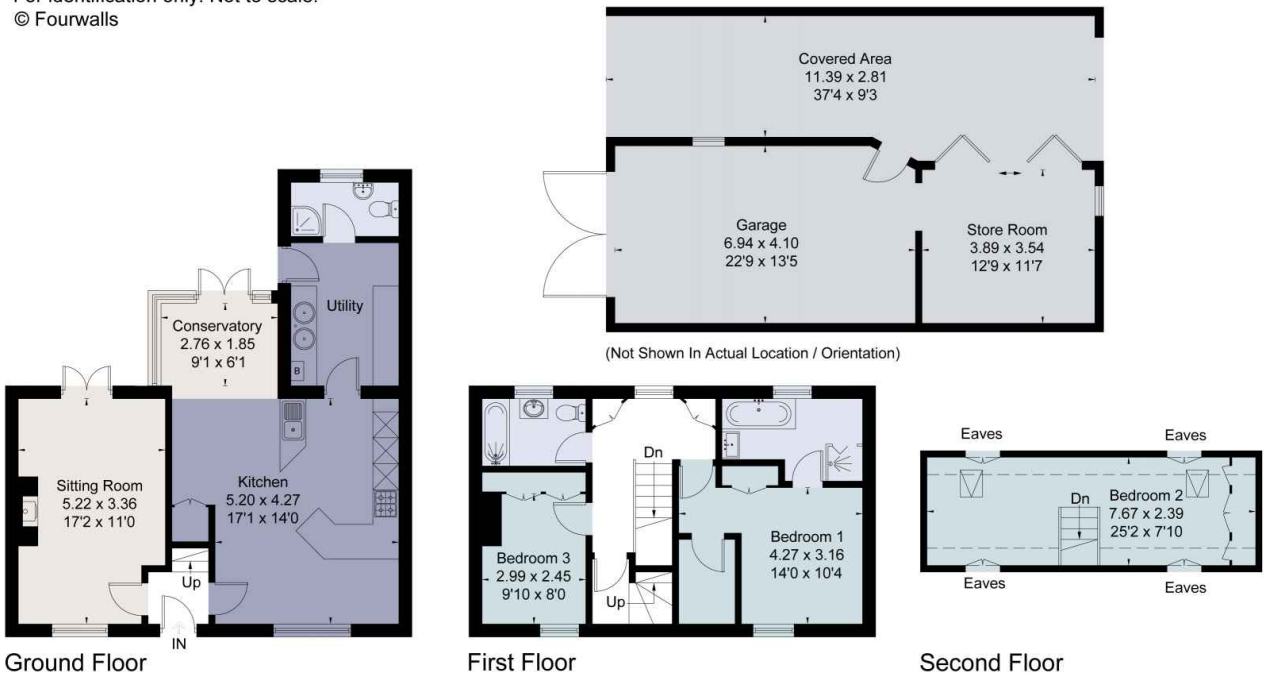


savills

savills.co.uk

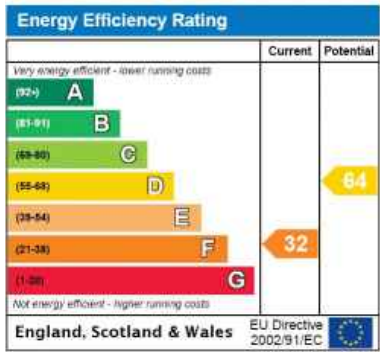
Contact
Savills Henley
01491 843001
henley@savills.com

Approximate Area = 130.5 sq m / 1405 sq ft
Garage = 28.2 sq m / 303 sq ft
Store Room = 14.2 sq m / 153 sq ft
Total = 172.9 sq m / 1861 sq ft
Including Limited Use Area (6.6 sq m / 71 sq ft)
For identification only. Not to scale.
© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 272095

For identification only. Not to scale. © RA201221



Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prepared in Fprintz by fourwalls-group.com

