



# A fantastic double fronted period home

Whitehouse Farm, 18 Brook Street, Watlington, Oxfordshire, OX49 5JH

Freehold





Entrance hall • sitting room • kitchen/breakfast room  
dining room • living room • boot room • utility room  
cloakroom • 4 bedrooms • 2 family bathroom's • gardens  
parking • 5 bay garage

### Situation

Located within the highly popular and attractive market town of Watlington, set in an Area of Outstanding Natural Beauty, with many amenities to include, butchers, deli, coffee shop, post office, supermarket and public houses. There are mainline train services from Didcot Parkway to London, Paddington or High Wycombe to London, Marylebone. The Oxford tube runs from Lewknor (M40 J6) London. There is a selection of schools with good repute in and around Watlington. There are numerous public footpaths and bridleways in the nearby Chilterns countryside.

### Description

Whitehouse Farm is a delightful double fronted period home. Upon entering through the front door and through the porch, a door opens into the entrance hall.

There is access to the majority of the rooms on the ground floor as well as stairs rising to the first floor. To the front of the property, there is the living room with dual aspect and an open fireplace to one side and a dining room with a fireplace to the other.

From the dining room you can head through to the kitchen/breakfast room which has a real country feel to it. There is a range of wall and base units as well as an AGA and integrated gas hob, oven, grill and dishwasher. It enjoys a view over the rear garden.

Off to the side, there is a boot room with a door to the garden, a door to the cloakroom and a separate utility space. You can access the sitting room from the kitchen and the room enjoys a dual aspect over the rear and side gardens and has an open fireplace; there is another door back to the entrance hall.

On the first floor, there are four bedrooms, two family bathroom's and a walk in wardrobe (there may be scope to convert this to an en suite subject to the usual consents).







### Outside

Upon going through the front gate, there is a footpath leading to the front door which is laid to lawn either side along with various flower beds and shrubs. There is a stone wall to the front as well as a five bar gate to the side leading to a generous parking area. Upon driving down the driveway and reaching the end, there is a timber constructed five bay garage to the right-hand side which would prove most useful for vehicles, bikes or other items. Subject to the usual consents, there may be the possibility or scope to convert part or all to an annex or home office studio. The rear garden is very well-maintained and is laid to lawn with bedding areas and has a south-westerly aspect. There is a paved patio which provides a great space for outside dining.

### Directions

From Henley-on-Thames take the Fairmile (B4130) to Nettlebed, upon reaching the village, turn right signposted to Cookley Green and Watlington (B481). Continue through Cookley Green and upon reaching Watlington, proceed down Brook Street. Whitehouse Farm can be found on your left hand side, opposite the T-junction with Gorwell and before the turning into Barnacre.

From M40 (J6) turn left onto the B5009, sign posted Watlington. Continue into the village and down Couching Street to the T-junction with Brook Street. Whitehouse Farm can be found on your left hand side, opposite the T-junction with Gorwell and before the turning into Barnacre.

### General remarks and stipulations

#### Tenure

Freehold with vacant possession on completion.

#### Services

All mains services are connected. In accordance with the consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services have been tested.

#### Local authority

South Oxfordshire District Council

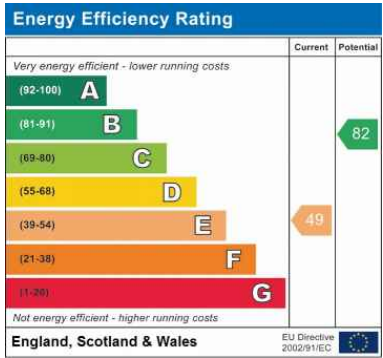
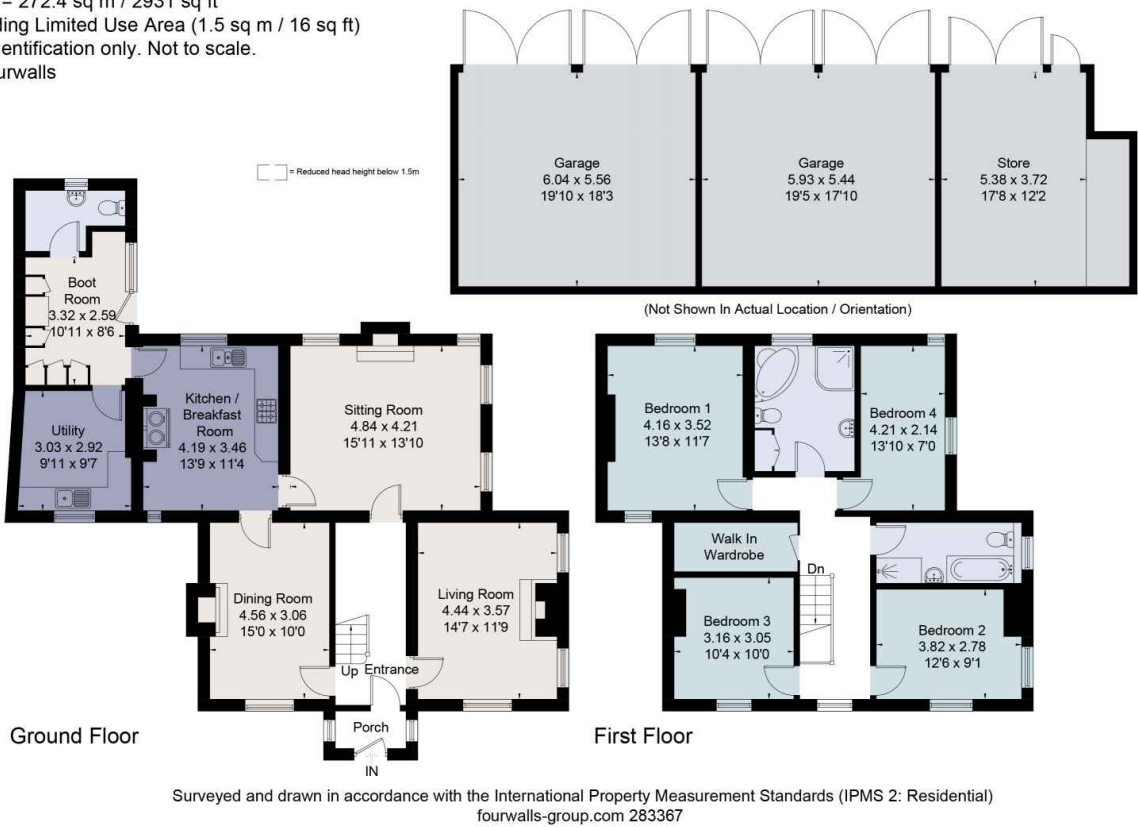
#### Energy Performance

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

#### Viewing

Strictly by appointment with Savills.

Approximate Area = 182.7 sq m / 1966 sq ft  
Garages = 65.4 sq m / 704 sq ft  
Store = 24.3 sq m / 261 sq ft  
Total = 272.4 sq m / 2931 sq ft  
Including Limited Use Area (1.5 sq m / 16 sq ft)  
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