

The Priory Site Britwell Salome Watlington



Spectacular 2.6 acre site with planning

£1,250,000

*Watlington 1.1 miles; M40 (Jct 6) 4.2 miles; Henley-on-Thames 10.7 miles; Oxford city centre 15.9 miles; Heathrow 33 miles; London 50 miles
(All distances are approximate)*



CGI

Savills are delighted to introduce a wonderful opportunity to build a large 8,106 square foot house, set within 2.6 acres of land. The plans offer an imposing barn-style accommodation with a separate annex. The finished development will provide a wealth of character, sophistication and charm, aesthetically combining both modern and traditional architecture. Nestled amongst the glorious Oxfordshire countryside, this beautiful home will provide peace and tranquillity in one of the most sought after settings in the Home Counties.

- 5 Bedrooms
- 5 Bathrooms
- Dressing room
- Open plan kitchen/Concept room
- Utility Room
- Boot Room
- Annexe comprising of separate living accommodation
- Under-cover parking for 7 cars

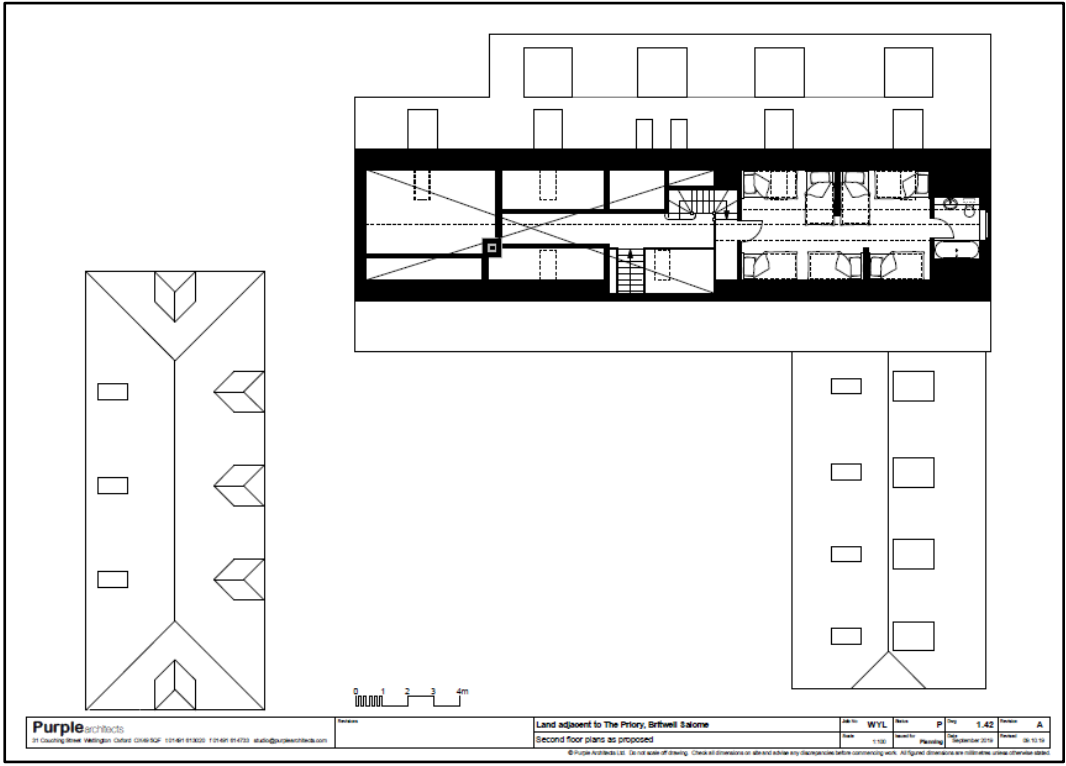
Ground Floor



First Floor

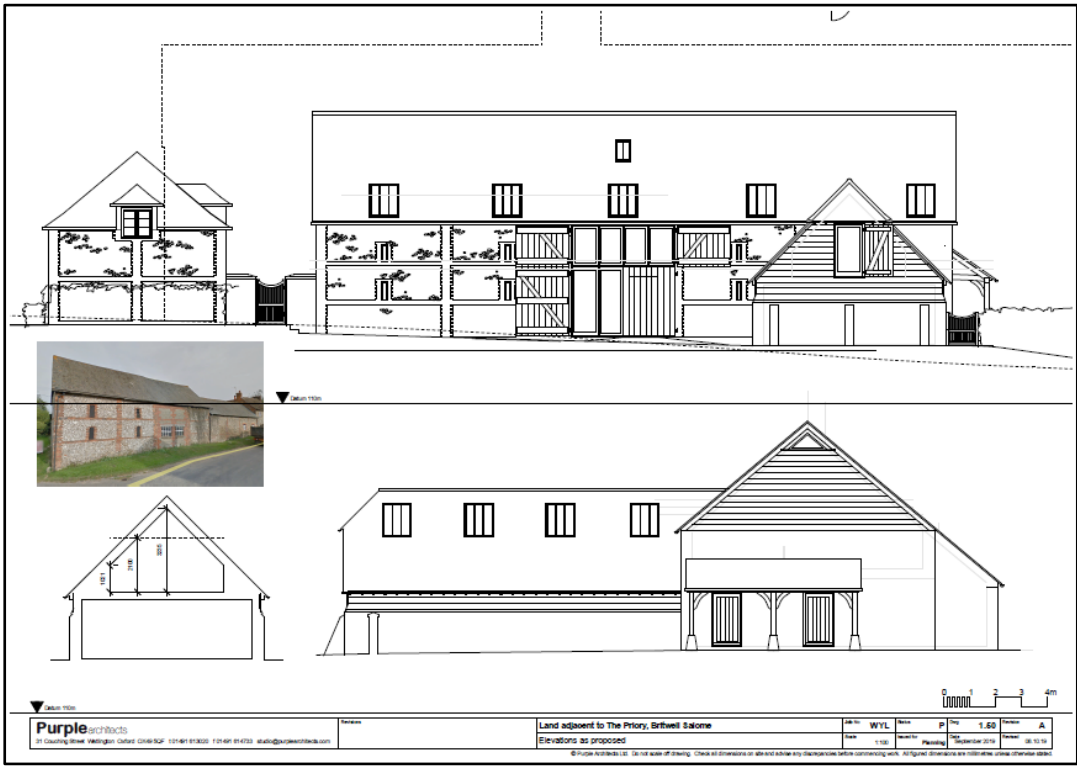


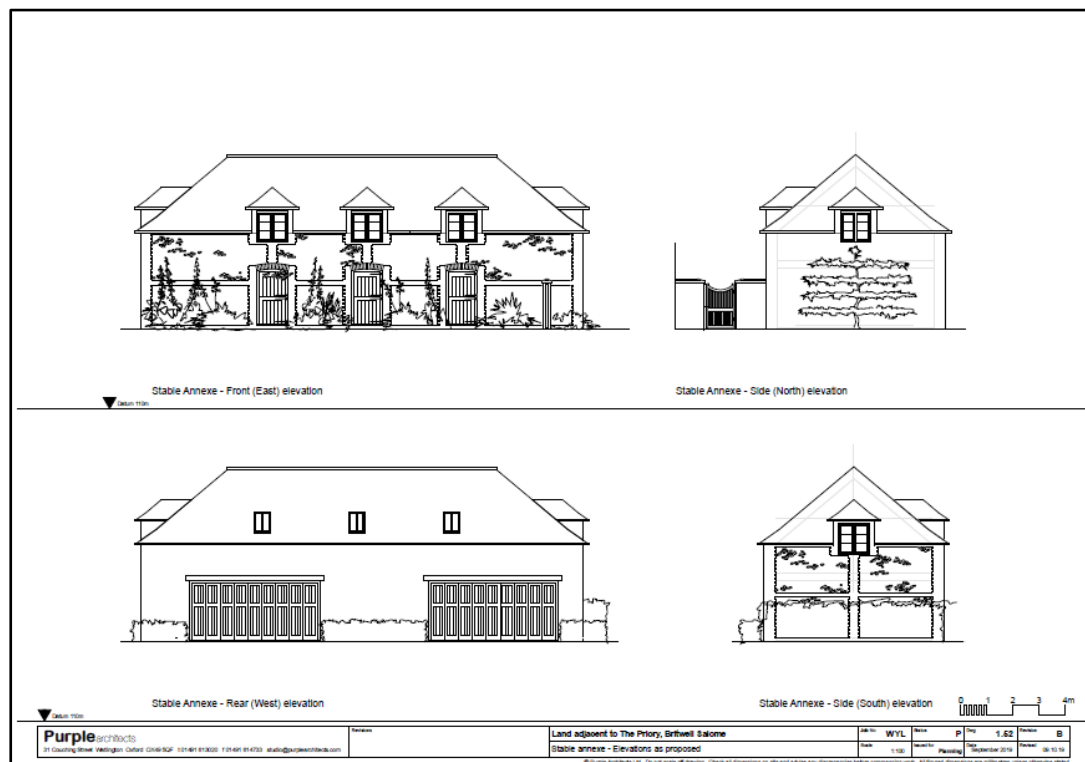
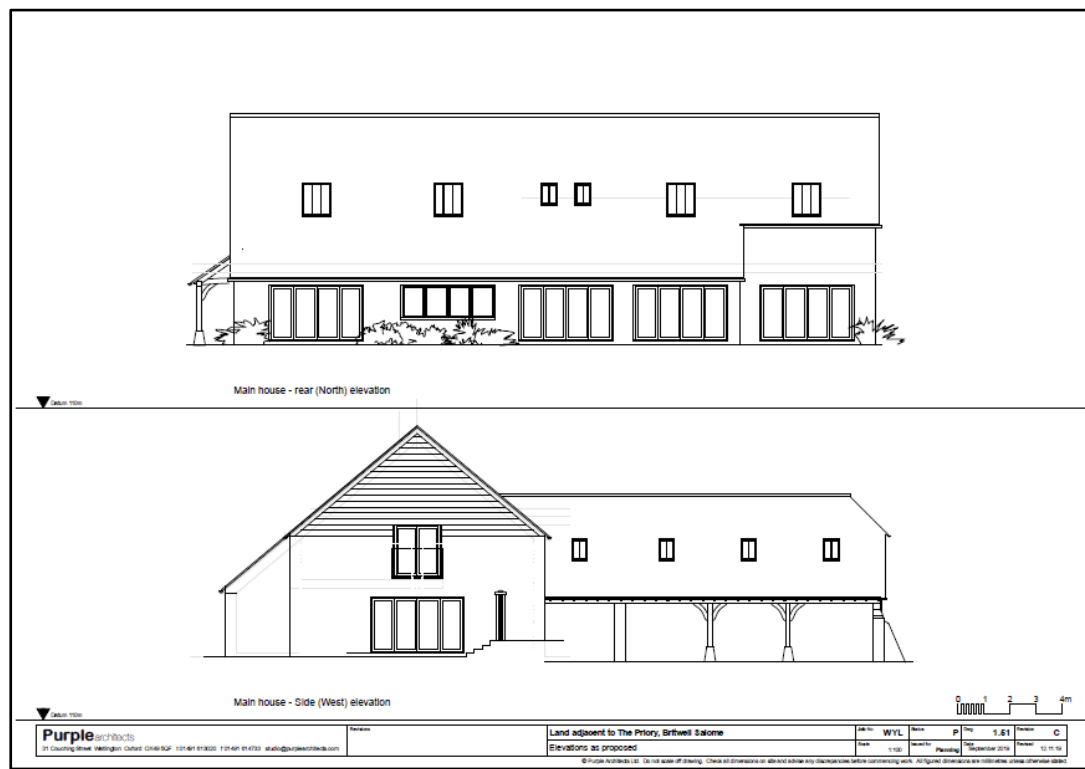
Second Floor



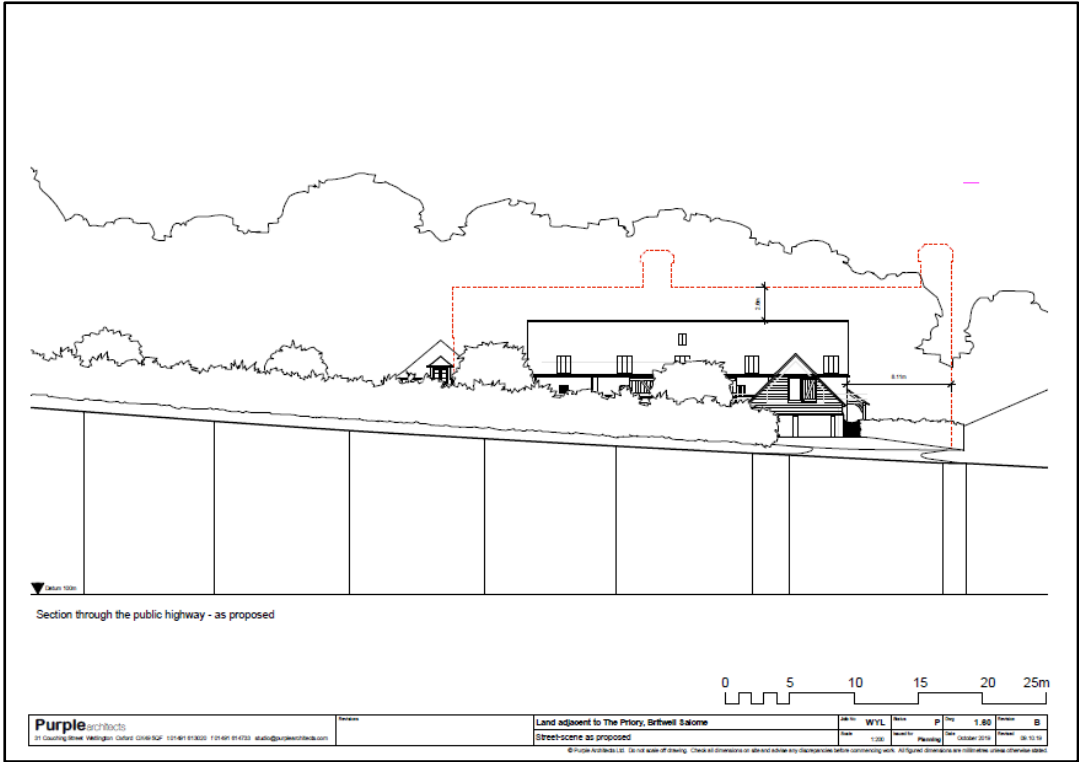
Not planning drawing

Proposed Elevations

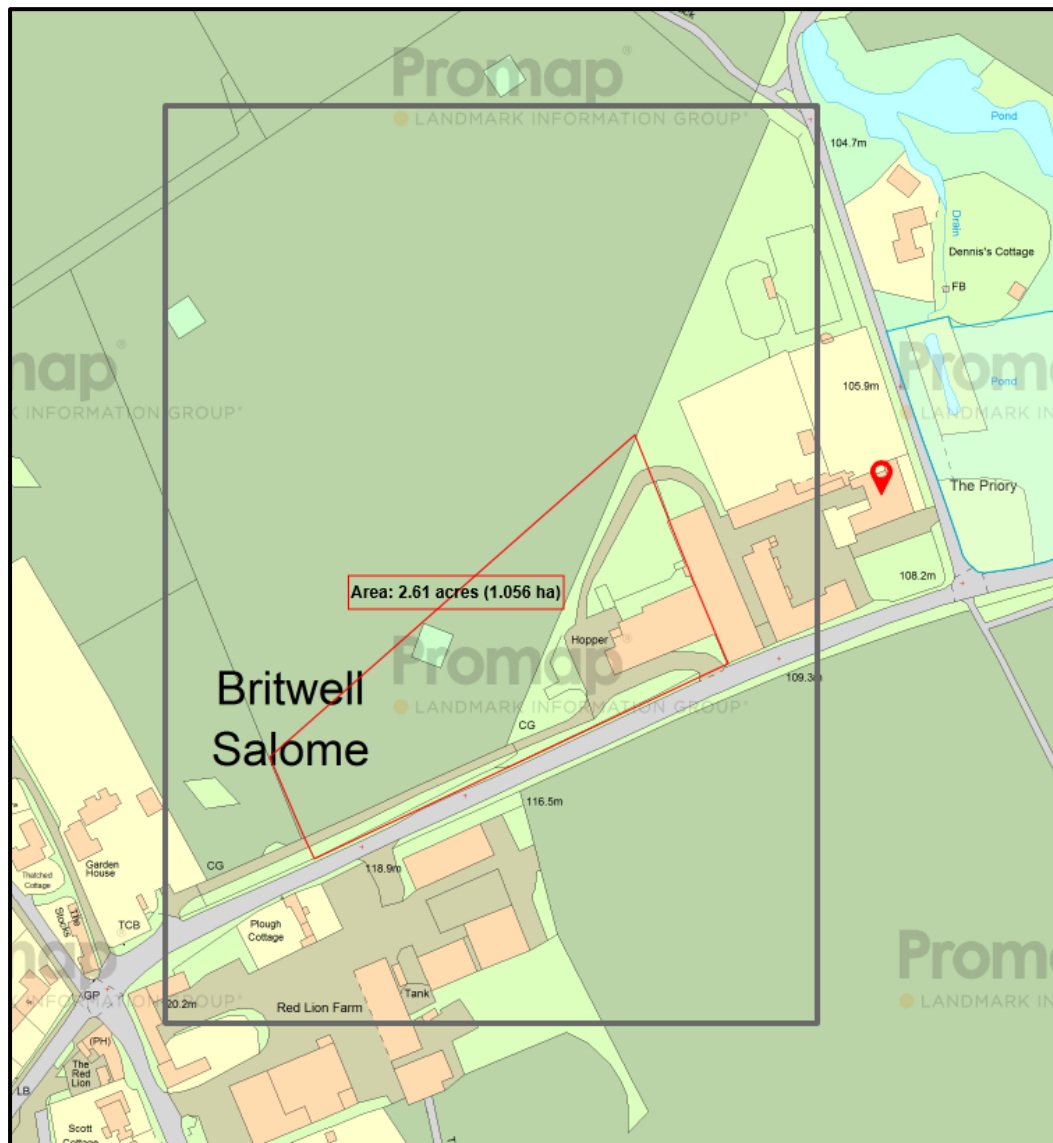




Street View



Land Plan



Situation

The Priory is located in the small village of Britwell Salome, surrounded by the stunning rolling countryside of the Chiltern Hills Area of Outstanding Natural Beauty. The Village has a local pub and a farm shop, while the historic town of Watlington, a charming market town just a mile away, has day to day facilities including restaurants, garage, a delicatessen, tennis club/bowling club and a fine butcher. The town also boasts an outstanding-rated primary school and a secondary school of excellent repute.

The historic town of Wallingford is 7 miles away. It is a thriving Thameside Saxon town with extensive facilities and a number of shops including a Waitrose supermarket, a good selection of antique shops, boutiques and specialist stores. A traditional market is held every Friday in the town square, creating ambience and an opportunity to immerse oneself into village life. The town also benefits from its own leisure centre which offer the chance to join a number of well-established clubs such as cricket, rugby, football, hockey and rowing.

A more extensive range of shopping and leisure facilities are available 10.7 miles to the southeast in Henley-on-Thames, or, 15.9 miles to the northeast in Oxford. The area is well connected by road, with the M40 just four miles away, providing easy access to the M25, London and towards the Midlands.

General Remarks and Stipulations

Tenure

Freehold with vacant possession on completion.

Services

Mains electricity, private water and drainage.

In accordance with the Property Misdescriptions Act, please note that none of the services has been tested.

Postcode

OX49 5LB

Local authority

South Oxfordshire District Council.

Viewing

Strictly by appointment with Savills.

Directions

From Junction 6 of the M40 take B4009 to Watlington for 3 miles., continue on B4900 towards Benson for 1.5 miles and turn the next right after Church Lane, then turn immediately into the driveway and drive up to the Grainstore. The property is on the right hand side.

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