



4 Hall Close,  
Pyrton, Watlington, Oxfordshire,  
OX49 5BE

Guide Price  
£1,150,000



## A Beautifully Presented Detached Five Bedroomed Family Home, Which Provides Over 2450 Sq. Ft Space. Double Garage and Off Road Parking for Several Cars. In a Quiet, Sought After Location.

**4 Hall Close** is a spacious and well-designed detached family home, with a mix of traditional and modern features. The entrance hallway with parquet flooring and wrought iron railings creates a grand entrance, leading to the heart of the home, the large kitchen diner. The kitchen is well-equipped with solid wood cupboards, terracotta tiles, a double standalone oven, and an integrated dishwasher. The adjacent utility room provides added convenience with useful kitchen units, a sink, a washing machine, and a dryer, leading to the garden and double garage. The living room with solid wood flooring and granite fireplace, along with the study, offer comfortable spaces to relax or work from home. Upstairs, the master bedroom with a walk-in wardrobe and ensuite bathroom with a power shower. The four additional double bedrooms, two with built-in wardrobes, and two family bathrooms provide ample space for a growing family. The neutral decor throughout the house provides a blank canvas for the new owners to add their personal touch. The large garden with a feature pond, sympathetically planted borders, and a secret archway covered with wisteria and honeysuckle offers a peaceful and private outdoor space. The hidden allotment with a greenhouse, vegetable patches, raised beds, and chicken coop enclosure is a fantastic addition for anyone interested in sustainable living. The garden also benefits from a potting shed and shed. Overall, this property is perfect for those looking for country living at its best, with a well-designed family home and ample outdoor space to enjoy. There is a double garage with electric, and the driveway offers off road parking for several cars. Oil fired central heating to radiators throughout with newly installed boiler system.

Gas to Oven. On Private drainage EPC: D Council

Tax: F

### Situation

Nestled in a delightful village in southern Oxfordshire. The village is highly sought-after and conveniently located only 2 miles from the market town of Watlington and just 3 miles from the M40 motorway. Watlington itself is a charming market town, complete with all the necessary amenities such as restaurants, a garage, delicatessens, schools, a library, and more. For a wider range of shopping, recreational activities, and educational facilities, the major regional centres of Oxford, High Wycombe, Henley-on-Thames, and Reading are all easily accessible and offer first-class transport links. The Oxford Tube bus service stops at the M40 (J6), providing regular buses to Oxford and London Marble Arch/Victoria. Additionally, airport buses to Heathrow and Gatwick are available from the M40 (J6). For those commuting to London, the Haddenham and Thame Parkway station offers fast trains to London Marylebone, and further mainline train services can be found at Princes Risborough and High Wycombe. The Oxford and Abingdon area is renowned for its exceptional educational institutions, providing a wide range of international schooling options.

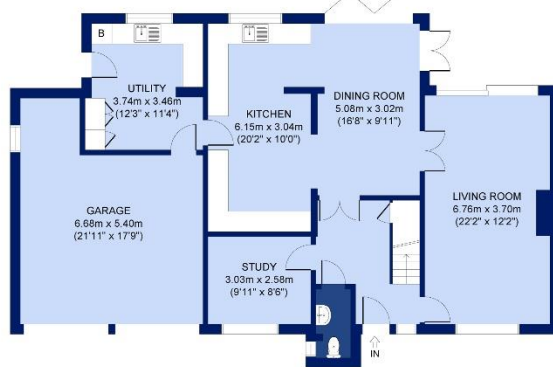
*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.*







FIRST FLOOR



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 2460 SQ FT / 229 SQ M  
4 HALL CLOSE, PYRTON, NEAR WATLINGTON, OX49 5BE

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



*Viewing is Strictly by Appointment through Reaston Brown*

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