



15 STONOR GREEN, WATLINGTON



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"A detached five-bedroom home tucked away in a quiet cul-de-sac in the delightful small town of Watlington."

Watlington, reputedly England's smallest town, is a vibrant local hub with excellent shops, cafés, pubs and restaurants. At the foot of the Chiltern Hills, it offers outstanding countryside access, strong schools, active sports and creative communities, and convenient M40 and rail links to Oxford and London for families and commuters.



THE PROPERTY

This impressive detached family home is arranged over three floors and offers spacious, versatile accommodation throughout. The kitchen with breakfast area opens into a garden room with bi-fold doors leading to landscaped gardens. A living room features an open fireplace with stone surround and double doors to the garden room, while a separate dining room with front bay window connects to a sitting room, ideal for entertaining. The ground floor also includes a cloakroom, utility room and access to a double garage. There are five bedrooms, including a principal suite with fitted wardrobes and en-suite, three further bedrooms and a family bathroom on the first floor. The second floor provides an additional bedroom with fitted wardrobes and en-suite. Outside are lawned gardens, parking and a decked terrace.





15 STONOR GREEN



PROPERTY INFORMATION

Services

All mains services connected

Local Authority

South Oxfordshire District Council

Council Tax

Tax Band G

EPC

EPC C

Postcode

OX49 5PT

What3Words

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Viewings

By prior appointment with
Robinson Sherston

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order.

Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.



**Approximate Gross Internal Area 1991 sq ft - 185 sq m
(Excluding Garage)**

Ground Floor Area 861 sq ft - 80 sq m

First Floor Area 818 sq ft - 76 sq m

Second Floor Area 312 sq ft - 29 sq m

Garage Area 288 sq ft - 27 sq m





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