



PROPERTY CONSULTANTS

01865 515919

www.pinkandblackproperty.com

info@pinkandblackproperty.com

STONELEIGH

14 Couching Street
Watlington, Oxfordshire
OX49 5QQ

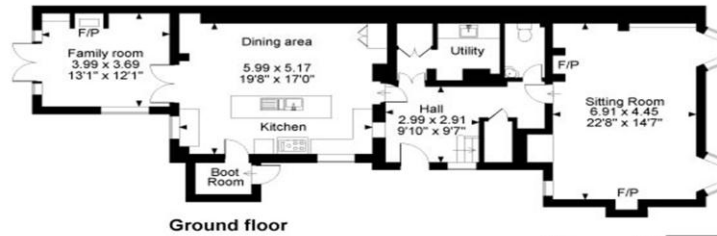


14 Couching Street, Watlington

Gross internal area (approx.)

195 sq m (2099 sq ft)

For identification purpose only. Not to scale.
 © ehouse. Drawing ref. dig/8128057/PJS
 --- Denotes restricted head height



WHAT IT'S GOT

You get the feeling of complete calm when you walk through the door of this house. The charm and character leaps out at you, there are so many features that have been beautifully preserved, while the house has a modern feel and layout.

There is a large kitchen dining room leading to a vaulted playroom with doors to the garden and a woodburner – perfect all year round. The sitting room has two fire places with open fires; it is a large room with bay windows that allow light to flood in to the room, with plenty of room to relax and play to one end is a library. On the first floor there are 5 bedrooms, the master has an ensuite bathroom and dressing room. The bathrooms are all beautifully finished to a high standard. The garden is walled and mature with the shade of a beautiful old Yew tree to relax under. The garden is south facing and enjoys the sun all day long.

WHERE IT IS

Watlington is the smallest market town in the UK but has the best village community that you could wish for, there is something for everyone from guides to gardening, aerobics to allotments. The list of events is endless you could never get bored. There is a variety of shops from pharmacy to post office, fruit shop, florist to hairdressers, there is also an excellent butcher, co op and three pubs. There are good local bus routes and the Oxford tube, which runs from Lewknor, makes commuting into London and Oxford quick and easy.

There is a nursery, an excellent pre school and an 'outstanding' primary school all within 5 minutes walk.

So if you are looking to move to the country and yearn for village life but still like the convenience of everything on your doorstep then this is definitely the place for you.

OXFORD 18 mile – 17 mins HENLEY 10 miles – 20 mins

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	66
	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	59	62
	EU Directive 2002/91/EC	

HOW TO GET THERE

From Oxford take the M40 to Junction 6 Lewknor exit. Continue into the village, pass the market square and into Couching Street. Stoneleigh will be found on the left