



Hampdens Way  
Watlington

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bonners & babingtons





RETIREMENT PROPERTY-Luxury living for over 55`s within this beautifully maintained and sociable development, offering a spacious 3 bedroom property with, 2 receptions rooms, 2 bathrooms, private garden and allocated parking. Close to the local shops and amenities of Watlington town centre.

37 Hampdens Way, Watlington, Oxfordshire, OX49 5EE

Offers in Excess of £635,000

- Retirement Property for Over 55`s
- Spacious 3 Bedroom Property
- Formal Reception Room
- Sun Room
- Fabulous Kitchen/Diner
- High End Finish Throughout
- Master Bedroom with Ensuite, Built in Wardrobes & Balcony
- Downstairs Cloakroom & Utility Area
- Private & communal Gardens
- Allocated Parking & Ample Visitor Spaces
- Shuttle Bus to Watlington Town Centre
- Activities & Outings Available



Robert House, 19 Station Road, Chinnor, Oxfordshire, OX39 4PU

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## Location

### Watlington

Dating back to the 9th century, Watlington is a picturesque, bustling market town (reputedly England's smallest) with a range of shops, pubs, sporting facilities & clubs, Surgery & Pharmacy, as well as outstanding Pre-School, Primary & Secondary schools. Located at the foot of the Ridgeway National Trail, Watlington is now famous for the formally endangered Red Kites.

Junction 6 of the M40 is within three miles of the town, providing easy access to the Midlands, London and the regional business centres of Oxford and High Wycombe. Mainline stations are located at Princes Risborough and High Wycombe.





## Description

This stunning property has been built and finished to an incredibly high standard, with comfort and economy at the fore front.

The property consists of: entrance hallway with space for coats and shoes, plus further storage and utility cupboards for white goods cleverly designed within the downstairs cloakroom.

The hallway takes you to the elegant dual aspect reception room with feature electric fireplace and double doors to the well appointed kitchen/diner. The stylish modern kitchen/diner really is the heart of the home, a great space to socialise with family or friends. There are ample eye and waist level units, integrated dishwasher, fridge/freezer, larder cupboard, double ovens, induction hob with pop up extractor, breakfast bar with further storage, quartz work tops, filter water tap and double doors to the sun room with French doors to the private garden and patio.

Upstairs there are three double bedrooms and a family bathroom with bath and overhead shower. The master bedroom boasts a luxurious modern ensuite shower room, built in wardrobes and a sizable balcony with countryside views.

The properties are designed to be as economical, healthy and low maintenance with underfloor heating throughout, gas central heating, double glazing and air filtration system.

## Outside



The property has its own garden with a patio area from the sun room and a side garden laid to lawn. Within the annual service charge, private gardens are also maintained along with the communal areas and windows cleaned.

The spacious communal gardens are beautifully maintained and offer various relaxing seating areas and walks. There is also a small coffee hut for refreshments.

Being a resident in this development, there are plenty of activities and outings available, plus a shuttle bus into Watlington Town Centre.

## General Remarks and Stipulations





## Tenure

Leasehold

## EPC Rating

B with A Potential

## Local Authority

South Oxfordshire District Council

## Viewing

Strictly by appointment with Bonners & Babingtons

## Services

Mains Gas, Drains & Electric, Underfloor Heating

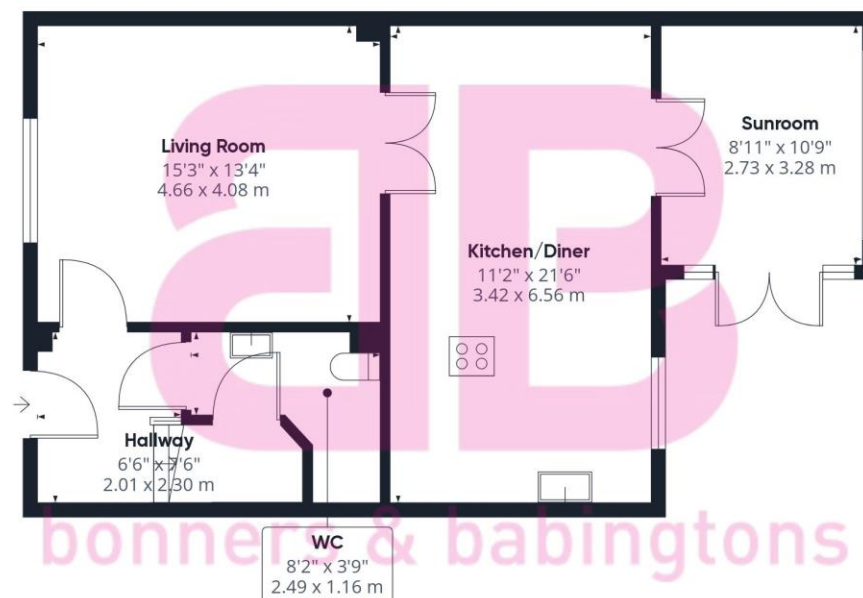
## Important Notice

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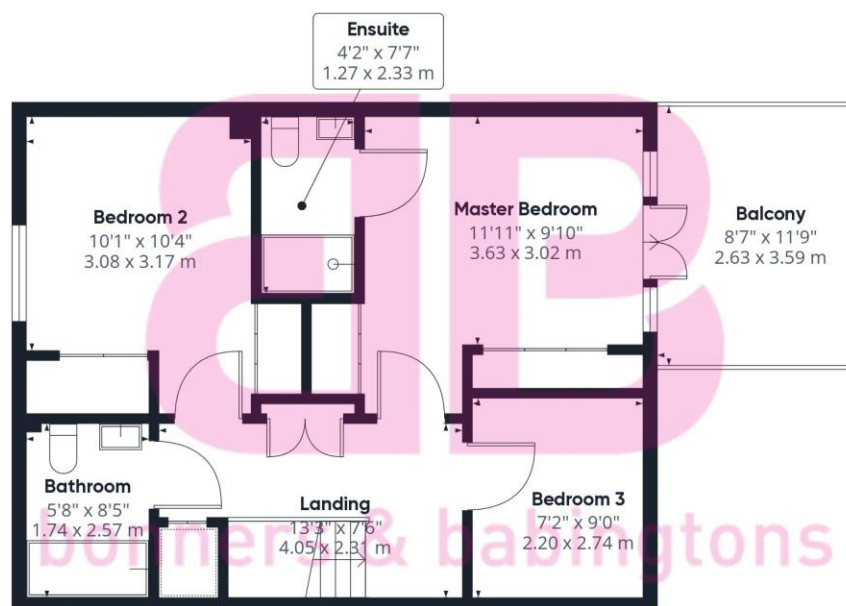
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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1165.3 ft<sup>2</sup>

108.26 m<sup>2</sup>

**Balconies and terraces**

100.32 ft<sup>2</sup>

9.32 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



