

INIGO



Charringtons

WATLINGTON, OXFORDSHIRE

£925,000 FREEHOLD

Ripe from the passage of time, this four-bedroom, Grade II-listed early Georgian townhouse has taken on many different guises over the years; it was briefly refashioned as a shop in the early 20th century before being converted back into a dwelling. The layers of the house's history are evident in a rich roster of original Georgian features that include a rare buffet in the parlour, refined plasterwork, period floorboards and a nest of exposed beams in the eaves bedrooms. Charringtons lies in Watlington, a popular market town on the northern edge of the Chilterns National Landscape with fantastic links to London and Oxford.

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Setting the Scene

Mentioned in the Victoria County History as one of the 'houses of merit' on Watlington High Street, the house reflects the popularity of the piano nobile in 18th and early 19th-century architecture. The house's Georgian pedigree is most apparent in its first floor, generously proportioned and regimentally ordered by smart six-over-six sash windows, framed by gauged-brick flat-arches. Later alterations to the frontage include a 20th-century shop front and doorway to the left of a segmental-arched carriageway entry. To the rear, the burnished red brick, typical of the town, makes up a stacked elevation crowned with twin gable ends. For more information, please see the History section.

The Grand Tour

Large shopfront windows cut a characterful profile on the historic high street. Light streams into the wide reception room, which is finished in a rich vermillion hue. Beyond this, the panelled dining room has space for a long table beneath a chandelier, orientated towards a large open inglenook fireplace.

The parlour beyond the dining room is handsome but intimate. An original fireplace, now fitted with a gas-fired burner, maintains a period elegance; a space in front of the brick hearth is perfect for pulling up a pair of armchairs. Flanking the fireplace is an elaborate alcove, known as a buffet. It is a rare survival of a typical Georgian feature often used to display fine china on the upper shelves and serve food from the broad shelf beneath.

The kitchen is set within a later addition that extends to the rear. Rich, polished worktops run over Shaker-style cabinetry and slate tiles underfoot. A Belfast sink is positioned in front of casement windows that open out onto a secluded courtyard, and a cherry red gas Aga adds a playful touch to this cosy space. The kitchen flows into a more informal dining area with space for a large farmhouse-style table and views out to the garden through glazed timber-framed sliding doors.

A corridor runs from the front of the house to the back door, laid with quarry tiles and bound with half-height boarding. An original butler's bell is still in place.

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On the first floor, there are two bedrooms and a refined drawing room. The primary bedroom has en suite access with views over the garden. The drawing room is brightly lit by two large sash windows and is wrapped in elegant panelling. The family bathroom is spacious with a bathtub and retained fireplace.

Upstairs, the lovingly preserved oak beams and rafters enclose two atmospheric bedrooms placed beneath the house's sloping eaves. Dormer windows frame views over the surroundings. A large landing has space for soft seating and would make an ideal playroom or study.

There is an excellent cellar beneath the house and a two-storey outbuilding to the rear of the garden. The outbuilding houses a double garage with its own driveway, a workshop, and a mezzanine level which has been fully boarded out. There is private parking for two or three cars to the front of the garage.

The Great Outdoors

The mature south-facing garden has been lovingly maintained to glorious effect. Doors open from the dining area to a patio with space for a dining table. From here, a stone walkway bisects deep borders of catmint, irises, peonies and asters. These softly billowing perennials burst from within a more formal structure of topiary cones and a flint and brick wall to one side. A hedgerow and stone steps delineate this promenade from a formal lawn to the rear, edged by elegant white roses and flanked by neatly espaliered apple trees.

Closer to the house, a small courtyard not only draws light deeper into the plan but is home to a large and established white wisteria that clammers up the rear elevation.

Out and About

Watlington is a charming historic market town thought to predate the sixth century. There is a good selection of independent shops, cafés and restaurants in the town centre, including an excellent butcher and delicatessen; all are within easy walking distance. The Granary Delion Watlington High Street is a great spot for breakfast or lunch. The Orange Bakery sells delicious provisions for an easy lunch at home. The Spire and Spoke offers tasty pizzas and craft ales, while The Chequers, a 16th-century pub, serves authentic Thai cuisine.

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The area is well-renowned for the surrounding open countryside, with the Chiltern Hills within easy reach and offering extensive cycling and walking routes along The Icknield Way.

Oxford lies 15 miles to the north, and Henley, with its excellent range of boutiques and art galleries, a three-screen cinema, theatre and several very good restaurants and pubs, is around 20 minutes' drive away. The town comes alive in the summer months for Henley Royal Regatta and Henley Festival of Music & Arts.

Nearby Marlow provides a further range of attractive facilities. There are several good gastropubs all within 20 minutes, including The Hand & Flowers and The Coach in Marlow (both Tom Kerridge), The Five Horseshoes in Maidensgrove, The Dew Drop Inn and Hurley House Hotel in Hurley, and The Dog & Badger in Medmenham. Orwell's pub and restaurant on Shiplake Row is a firm local favourite.

There are excellent schooling facilities nearby, including Watlington Primary School, Rainbow Corner Day Nursery, and the preschool; all have an "Outstanding" Ofsted rating.

Rail connections are very good, with direct services to Marleybone in 22 minutes from High Wycombe. The Oxford Tube stop at Lewknor is three miles away and connects to central London in around 90 minutes and to Oxford in 28 minutes.

Council Tax Band: D

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.