South-East England
£695,000 Freehold

Shirburn Street

This characterful two-bedroom home is located in the heart of Watlington, Oxfordshire, and was originally built in 1888 for the Salvation Army. An extensive renovation in 2020 by the current owner, an interior designer, saw a complete remodelling and refurbishment of the interior, blending the original Victorian Gothic style features with modern details. Internal living space extends 1,500 sq ft across its three storeys, with a private, landscaped garden tucked away at the back of the house.

The Tour

Entrance is via a handsome red-brick front façade, leading to a central hallway with ample storage space. The division of the interior has been designed with ingenuity and a fun spirit, with the split-level spaces unfolding into a series of fluid, interconnected rooms for cooking, relaxing and enjoying the garden.
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The lower level offers great flexibility of use and currently houses a bespoke kitchen area and adjacent dining area, with a reduced ceiling height creating a more intimate aesthetic. Internal windows ensure good levels of natural light throughout. At the back of the house, an impressive double-height vaulted ceiling adds contrast, volume and open space, with glazed bi-fold doors opening onto the garden. Bespoke joinery has been artfully crafted throughout to ensure a good provision of space for display and storage. On this floor, there is also a downstairs cloakroom with a WC.

Ascending the staircase, set to one side of the plan, the two en suite bedrooms can be found positioned on the first floor. The main bedroom has an expansive glazed wall, allowing light to penetrate the space and retaining a visual connection between the interior living spaces and the garden. There is also an interconnected dressing room. The second bedroom has a pink wet room. There is piped underfloor heating throughout the house.

Outdoor Space
The landscaped garden has been carefully considered to utilise all outside space. A white stone terrace leads from the house to the garden, providing a sunny position to enjoy an evening meal alongside the decked terrace. The lawn is bordered by raised beds and herbaceous borders, with box hedge and yew trees adding structure and interest.

The Area
Watlington is a charming historic market town, thought to pre-date the sixth century. There is a good selection of independent shops, cafes and restaurants in the town centre, including an excellent butcher and delicatessen; all are within easy walking distance. The Olivier at the Red Lion does delicious food and has a nod from the Michelin Guide. The Granary Deli on Watlington High Street is a great spot for breakfast or lunch. The Spire and Spoke offers tasty pizzas and craft ales, while The Chequers, a 16th-century pub, serves authentic Thai cuisine.

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.
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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, direct services to Marleybone in 22 mins from High Wycombe. The Oxford Tube stop at Lewknor is three miles away and connects to London in around 90 minutes and to Oxford in 28 minutes.

Council Tax Band: E
About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.

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