

Station Road, Watlington

what3words; irritate.going.chitchat

Offers Over

£415,000

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 3

Village life, London connections and the station just a stroll away. Could you really have it all?

Imagine finishing work in London or Cambridge, hopping on the train and arriving home to the peace and quiet of a Norfolk village. No lengthy drive from the station, no complicated commute, just a short walk home to somewhere you'll love returning to.

That's exactly the lifestyle on offer with this impressive four-bedroom detached family home, wonderfully positioned in the sought-after village of Watlington, with its railway station just a short stroll away and direct services towards Ely, Cambridge and London King's Cross.

But the location is only the beginning.

Occupying a generous south-facing corner plot, this beautifully maintained home offers an abundance of space, both inside and out, making it a fantastic choice for growing families, those working from home or anyone looking to enjoy a little more room without giving up everyday convenience.

Step inside and you're welcomed by a spacious entrance hallway, setting the tone for the accommodation beyond.

The bay-fronted sitting room is a lovely place to relax, with plenty of natural light and room for comfortable seating. Picture cosy evenings in, family film nights or simply putting your feet up after a busy day.

At the heart of the home, the open-plan kitchen/breakfast room and dining area create a wonderfully sociable space. Whether it's breakfast before the school run, helping with homework around the table or entertaining friends at the weekend, there's room for everyday family life to unfold naturally.

And then there's a room that the current owners particularly love.

The beautiful family room, overlooking the rear garden.

Bright, peaceful and enjoying lovely views of the greenery outside, this is somewhere you can really imagine spending time. Morning coffee as the garden comes to life, an afternoon with a good book or simply sitting back and enjoying the changing seasons.

A separate utility room keeps the practical side of life neatly organised, while a ground-floor shower room adds another welcome convenience.

Upstairs, you'll find four generous double bedrooms, each benefiting from built-in wardrobes.

That's four proper bedrooms, with no need to compromise on space for growing children, visiting family or the occasional home office.

A well-appointed family bathroom completes the first floor.

And outside, the space is every bit as impressive.

Set well back from the road, the substantial front garden creates an attractive approach, with ample off-road parking and access to the attached double garage.

To the rear, the south-facing garden is a real highlight, wrapping around the side of the property and offering a wonderful sense of space and privacy.

Imagine long summer afternoons in the sunshine, family barbecues on the patio, children enjoying the garden or simply finding a quiet corner to relax.

The generous plot also offers potential to explore extending or adapting the property in the future, subject to the necessary permissions.

And it's not just the space that's impressive.

With solar panels and an excellent EPC rating of B, the property also benefits from energy-efficient features that add to its practical appeal.

Then there's Watlington itself.

A lovely Norfolk village with a genuine sense of community, Watlington offers a village green, local shop, primary school and doctor's surgery, all within easy walking distance.

And of course, having the railway station so close to home is a real advantage. Whether you're commuting to Cambridge, travelling into London for work or simply enjoying a day out without taking the car, it's a convenience that can make a real difference to everyday life.

Four double bedrooms, three versatile reception spaces, a substantial south-facing garden, double garage, solar panels and an EPC rating of B, all just a short walk from the station.

A home that gives you the space to enjoy family life, the freedom to explore and the convenience of excellent rail connections.

Perhaps you really can have the best of both worlds.

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2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch — we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.



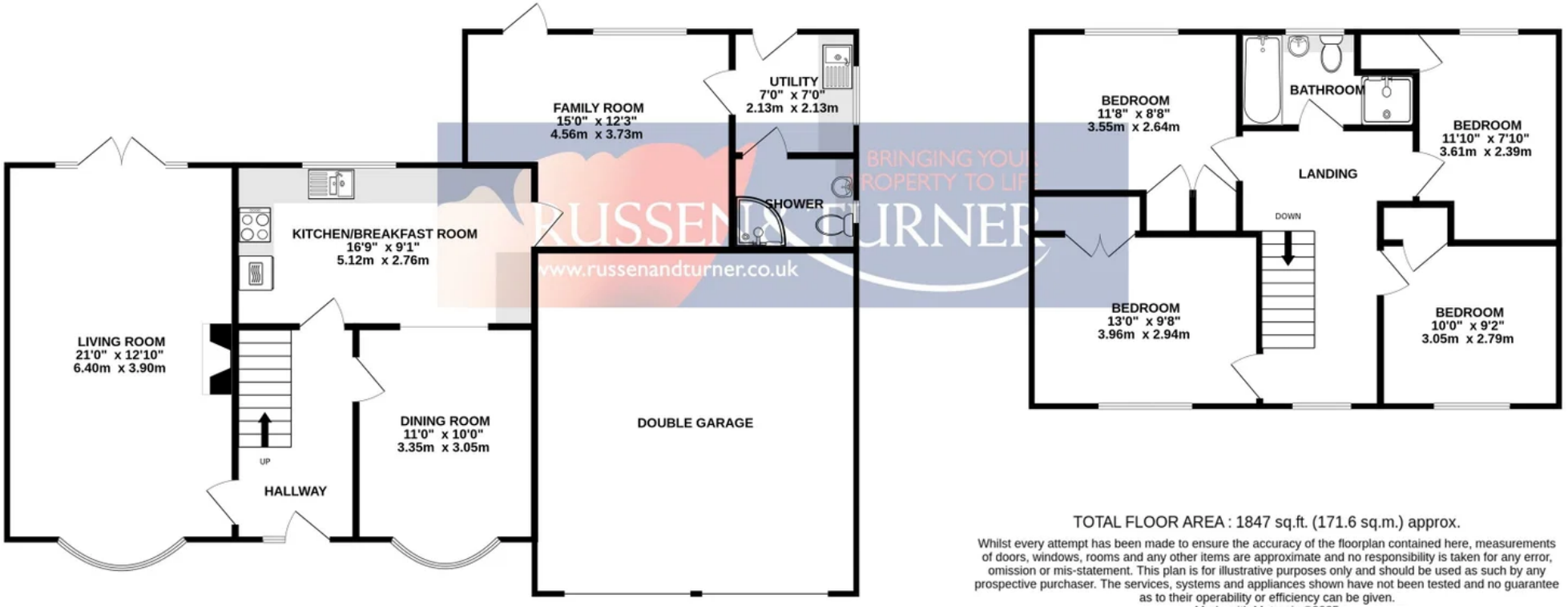






GROUND FLOOR
1226 sq.ft. (113.9 sq.m.) approx.

1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1847 sq.ft. (171.6 sq.m.) approx.

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