



Cuxham Road, Watlington, OX49 5JW

£650,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

An exceptionally well presented three double bedroom two-bathroom property with landscaped garden offering an impressive kitchen-diner extension with glass gable, snug, and garage. Located in a pleasant position within Watlington this three-storey property has been wonderfully cared for by the current owners.

The accommodation comprises entrance hall, cloakroom, snug/study with window seat, lounge with gas fire, and a very tasteful and equally stylish kitchen-diner with glass gable extension and underfloor heating. On the first floor there is a modern refitted bathroom and two double bedrooms both with fitted wardrobes and principal bedroom with new en-suite. On the second floor there is a third double bedroom offering pleasant views and fitted wardrobes.

To the rear of the property there is a well-stocked landscaped garden with rear access to a driveway and garage with light & power. For the kitchen and presentation to be fully appreciated; this property must be viewed.





Key Features

- Three double bedroom semi-detached house.
- Two modern bathrooms (one en-suite).
- Driveway & garage.
- Exceptionally well presented throughout.
- Very impressive and stylish kitchen-diner extension with glass gable.
- Snug/study.
- Landscaped garden.



The Location

Watlington is a historic and attractive market town at the foot of the Chiltern Hills. Apart from an ample range of artisan shops and award winning butchers and delicatessen; facilities include a public library, schools, surgery and sports amenities. Junction 6 of the M40 is within a few miles of the town providing easy access to the Midlands, London and the regional business centres of Oxford and High Wycombe.

Some material information to note: Gas central heating with some electric underfloor heating in the extension. Mains water, mains electrics. Mains drains. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has parking and a garage. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. There is an annual management charge on the small development in which the property is situated of approximately £75. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



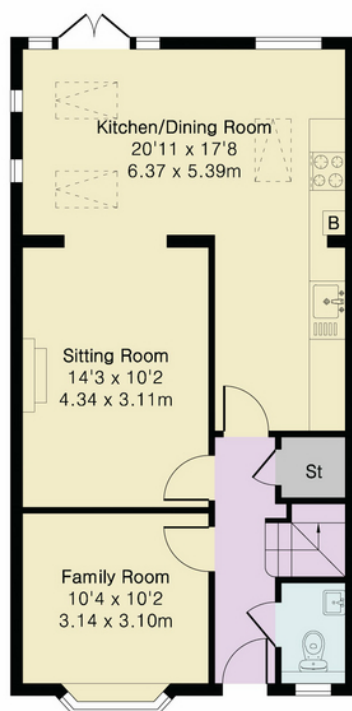
**Approximate Gross Internal Area 1260 sq ft - 117 sq m
(Excluding Garage)**

Ground Floor Area 619 sq ft – 58 sq m

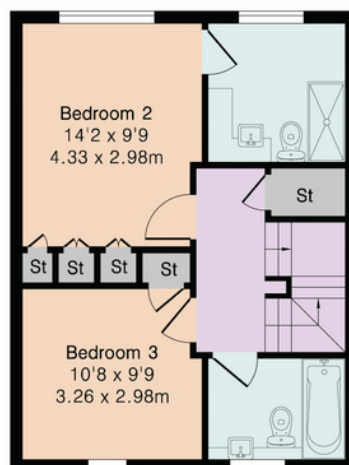
First Floor Area 422 sq ft – 39 sq m

Second Floor Area 219 sq ft – 20 sq m

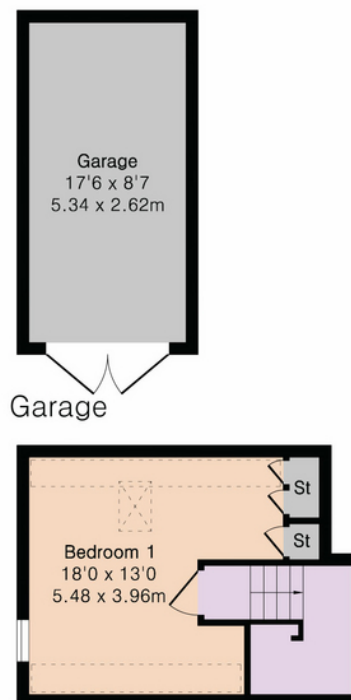
Garage Area 149 sq ft – 14 sq m



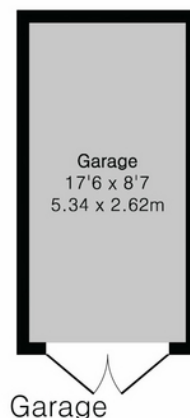
Ground Floor



First Floor



Second Floor



Garage

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Wallingford Office
72 High Street, Wallingford
Oxfordshire, OX10 0BX

T 01491 833 833
E wallingford@thomasmerrifield.co.uk
W thomasmerrifield.co.uk



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

