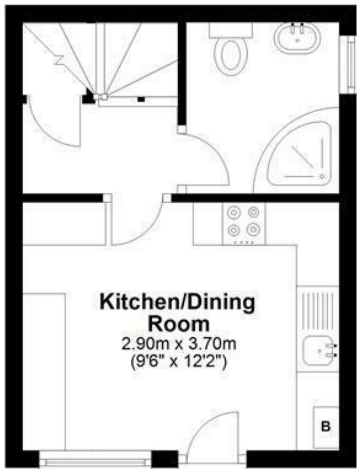
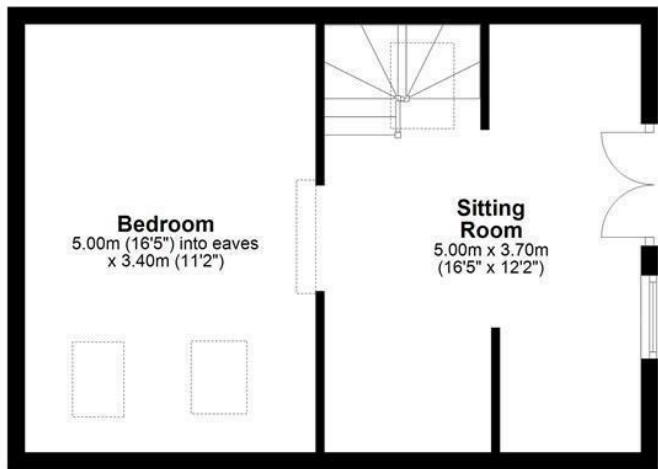


**Ground Floor**  
 Approx. 18.5 sq. metres (199.2 sq. feet)

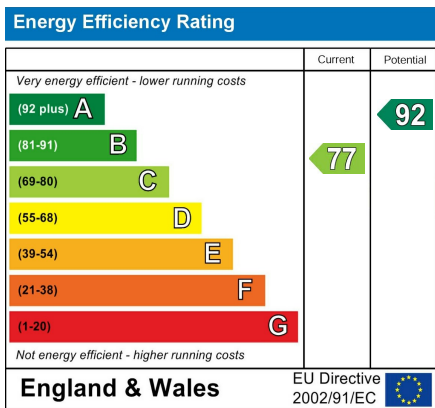


**First Floor**  
 Approx. 36.0 sq. metres (387.7 sq. feet)



Total area: approx. 54.5 sq. metres (586.8 sq. feet)

Note: THE TOTAL FLOOR AREA INCLUDES THE GARAGE  
 Plan produced using PlanUp.



**Guide Price**  
**£270,000**

**The Stables, 4a High Street,  
 Watlington**

A well presented one bedroom mews style cottage  
 of character with period features situated in the  
 centre of the town.

- 1 Bedroom character property
- Sitting room with exposed beams
- Double bedroom
- Shower room
- Fitted kitchen
- Small patio area
- Gas central heating
- Double glazing
- Town Centre location

A period one  
 bedroom home in  
 Watlington Town  
 Centre

- Town centre
- Henley 10 miles
- Oxford 15 miles
- London 45 miles
- M40 (J6) 2.5 miles
- Heathrow 32 miles





## The Stables, 4a High Street

Tucked away in a quiet location off the High Street, The Stables is a delightful mews style cottage.

On the first floor there is a reception room with exposed beams and a Juliet balcony, and a bright double bedroom with twin rooflights.

The ground floor has a good sized modern fitted kitchen, with space for dining, and a recently updated shower room. The inner hall has a large understairs storage cupboard that includes a plumbing point for washing machine. Wood effect flooring and stairs to first floor.

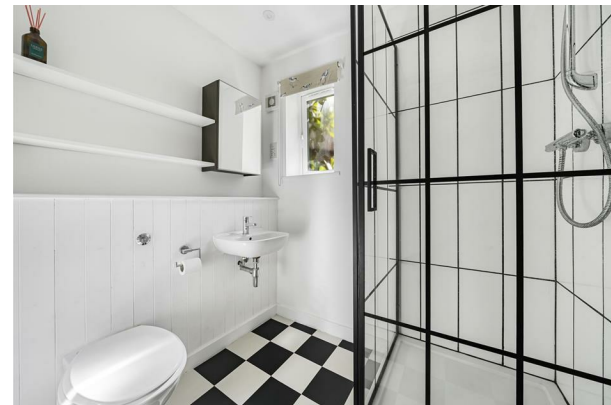
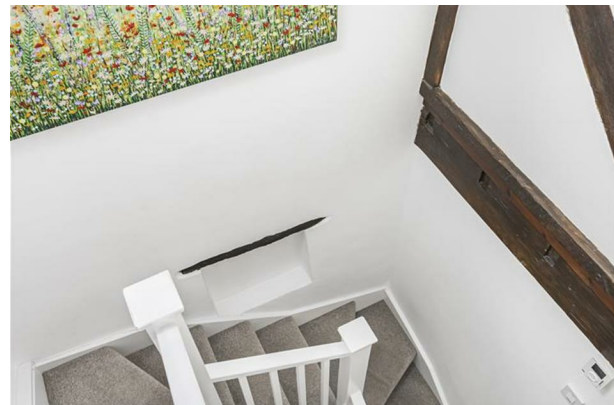


## Outside

Outside the property there is a courtyard shared with one other property providing a small patio area.

## Watlington

Watlington is reputedly England's smallest town with its origins dating from the 6th century. The town has a range of sports facilities that embrace football and cricket as well as tennis, squash and bowls. There are good local shops including a first class butcher and delicatessen and some excellent restaurants and pubs. Watlington Primary school and Rainbow Corner day nursery and pre-school have an 'outstanding' ofsted rating and senior education is provided by the well-regarded Icknield Community College. The Chiltern Hills rise above the town and offer some of the finest landscapes in south-east England. There is much on offer here for outdoor enthusiasts, cyclists and walkers as The Icknield Way (Ridgeway National Trail) passes close to the town. Watlington is also the heartland of the re-introduced Red Kite that now soar above the town's roof tops.



## Services

All mains connected. Gas fired central heating.  
Council Tax Band C  
EPC Rating C

No onward chain

## Directions

Postcode: OX49 5PS What3Words:///laces.grills.grades

## Viewings

Viewing by prior appointment with Robinson Sherston office.

Tel: 01491 614000

Email:

[watlington@robinsonsherston.co.uk](mailto:watlington@robinsonsherston.co.uk)

## Sales Disclaimer

*IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.*