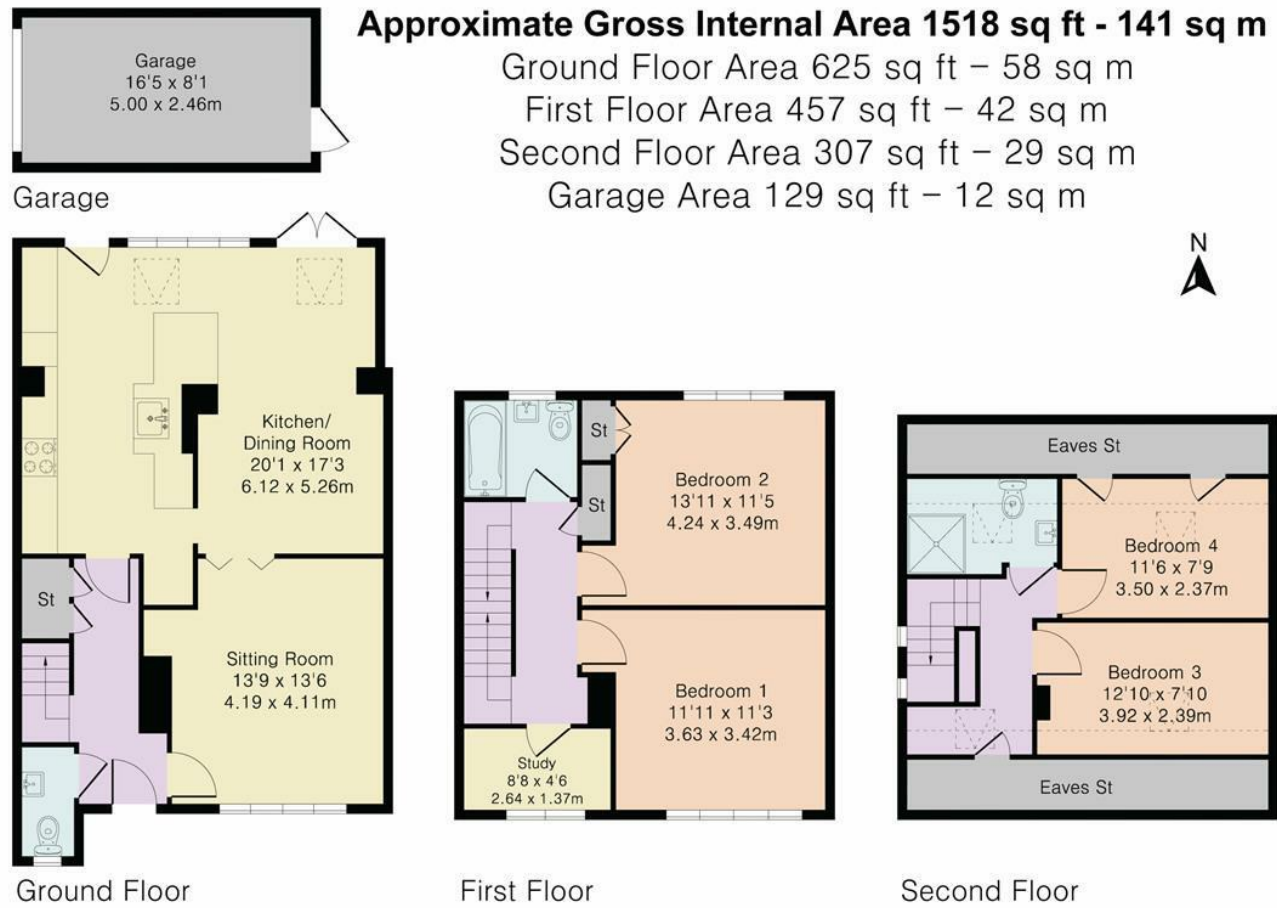
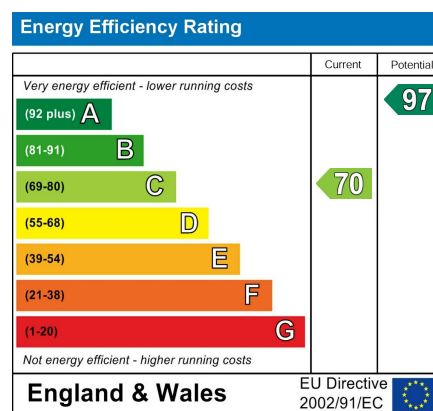




Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on 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.



Robinson Sherston



**Offers In Excess Of
£595,000**

Mayfly Cottage, Cuxham

A deceptively spacious 4 bedroom cottage, with garage and parking, located in the pretty village of Cuxham near Watlington.

- Village location
- 4 double bedrooms
- Family bathroom
- Wet room
- Kitchen/diner
- Sitting room
- Garage and parking
- Lawned garden with patio
- EPC: C

A 4 bedroom family home situated in Cuxham.

- Watlington 1.5 miles
- Wallingford 9 miles
- Henley on Thames 12 miles
- Oxford 14 miles
- London 45 miles
- Heathrow 34 miles



Mayfly Cottage

Mayfly Cottage is an attractive 4 bedroom terraced cottage located in the pretty village of Cuxham. The property has been extended by its current owners, to create a lovely family home.

Downstairs there is an entrance hall with cloakroom. The sitting room is to the front with wooden flooring and a cosy open fire. Doors from the sitting room lead through to the bright open plan kitchen/diner which wraps round to cleverly divide the space. The kitchen has modern fitted appliances and a breakfast bar, and there is a seating area with French doors leading to the garden.

On the first floor are two good-sized double bedrooms, a stylish family bathroom and a small study. Stairs from the landing lead up to a further two double bedrooms and a wet room.

Outside

The rear garden is mainly laid to lawn with a paved terrace ideal for entertaining, and the access to the garage.

There are delightful views to the front, of period thatched cottages and fields beyond.

The property benefits from an allocated parking space and single garage.

Cuxham

Cuxham is an attractive village only 1.5 miles to the west of Watlington. It comprises mainly period properties and is a thriving small community with a parish church, and an excellent country pub. The nearby town of Watlington is situated at the foot of the Chiltern escarpment and, as well as providing local shops, facilities include a public library, schools, medical and veterinary surgeries and sports amenities. Junction 6 of the M.40 is within 2 miles of the town providing easy access to London, the Midlands and the regional business centres of Oxford and High Wycombe. The Oxford Tube coach service, operating a 24 hour service between London picks up and sets down at junction 6.



Services

All mains services connected
South Oxfordshire District Council, Tax Band D
EPC: C

Directions

Postcode: OX49 5NF What3Words:///angel.helpers.variances

Viewings

Viewing by prior appointment with Robinson Sherston office.

Tel: 01491 614000

Email:

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.