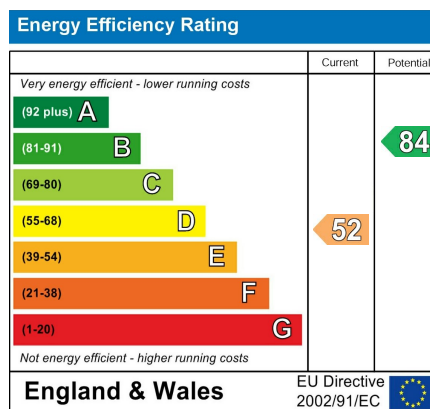


Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given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



Guide Price
£534,000

1 Hill Road, Watlington

A handsome and well-presented double-fronted three bedroom Edwardian house in the centre of Watlington with 30' attached brick-built outbuilding offering work/leisure opportunities

- Period Double-Fronted House
- Centre of Watlington
- Large Attached Outbuilding
- Office/Store/Workshop/Studio
- Generous Garden
- 3 Bedrooms
- 2 Reception Rooms
- Fitted Kitchen
- Period Features/Fireplaces
- Grade II Listed

A 3 bedroom
 Edwardian home
 in the heart of
 Watlington

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



1 Hill Road

This handsome Edwardian double-fronted house occupies a quiet setting only 20 yards from Watlington High Street. Set back from the road behind a garden approach It has an attractive brick and flint façade with distinctive gothic styled lattice windows. The interior is bright with well-proportioned rooms and displays other period features including original fireplaces and high ceilings. In recent years a new fitted kitchen has been installed with attached utility room as well as a new bathroom. A generous low-maintenance garden lies to the rear together with a substantial brick built outbuilding, some 30' long, that offers a variety of leisure or workspace opportunities.

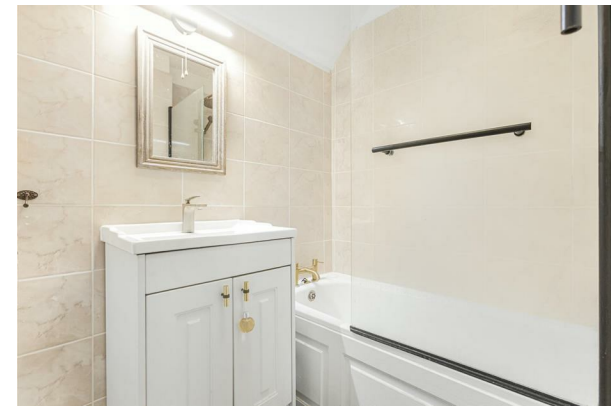


Outside

A generous low-maintenance garden lies behind the property enclosed by close-boarded fencing. There are areas of shingle, a large paved terrace and raised borders containing a variety of plants and shrubs.

Outbuildings

A brick built outbuilding with pitched roof is attached to the rear of the house and extends into the garden. It is divided into 3 sections to provide a substantial office/workshop/leisure/studio space. Two of the rooms have been insulated and one of them has French doors that open into the garden. There is power and lighting to all areas.



Services

Mains water, drainage, gas and electricity. Gas fired central heating.
South Oxfordshire District Council
Council Tax Band: E
EPC: E
Grade II Listed



Directions

Postcode: OX49 5AB What3Words:///juggled.charm.explored

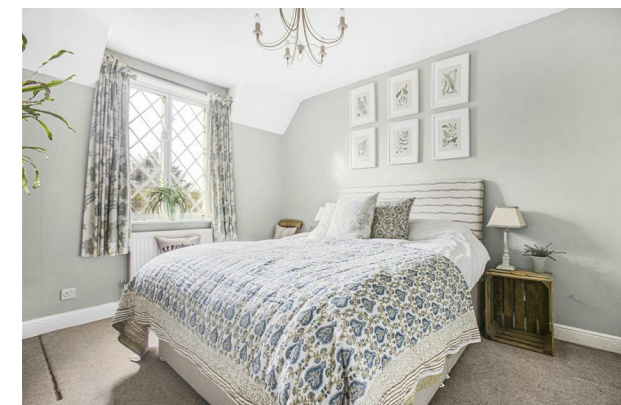
Viewings

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.