



Guide Price
£520,000 Freehold

Kate's Cottage,
15 Watcombe Road
Watlington OX49 5QJ

An extended end of terrace two bedroom Victorian cottage of outstanding quality and style situated in a particularly quiet private road in the centre of Watlington. The cottage is no more than a five-minute walk from Watlington High Street. The extended and comprehensively fitted kitchen/dining/family room is the centrepiece of the property and this room opens into the delightful cottage garden that lies to the rear.

- Entrance Lobby
- Sitting Room
- Kitchen/Dining/Family Room
- 2 Bedrooms
- Bath/Shower Room
- Cloakroom
- West Facing Garden

An outstanding extended Victorian cottage of style and character in the centre of the town

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





Description:

Kate's Cottage dates from 1897 and the interior displays many of the features typical of that period.

The cottage has been extensively remodelled and refurbished in recent years and now combines well-chosen high quality fittings and finishes that complement its 19th century origin. There are exposed brick feature walls, oak and stone slab floors, period fireplaces, a solid fuel stove and a variety of specialist light fittings.

The 30' extended open plan kitchen is comprehensively fitted and has granite and oak worktops, internally lit cupboards and a breakfast bar. A cosy dining area occupies the centre of the cottage and a 'garden room' with part-glazed roof has bi-fold doors into a beautiful garden.

There are two bedrooms including a well-lit loft room together with a sizeable bathroom that includes a roll-top bath, double shower-stand and underfloor heating.

Watcombe Road is a sought-after residential address in the centre of Watlington and its status as an unadopted and unmade road ensures that it takes little traffic.



Garden:

A delightful landscaped garden lies to the rear of the cottage with gated access to a public footpath. The garden is enclosed by close-boarded fencing. There are raised wooden planters and a wide variety of shrubs and plants.

Amongst the fruit trees are apples, pear, cherry and plum. An oak frame pergola shading a stone paved patio lies to the rear of the garden and there is also a water feature. Timber framed garden store.

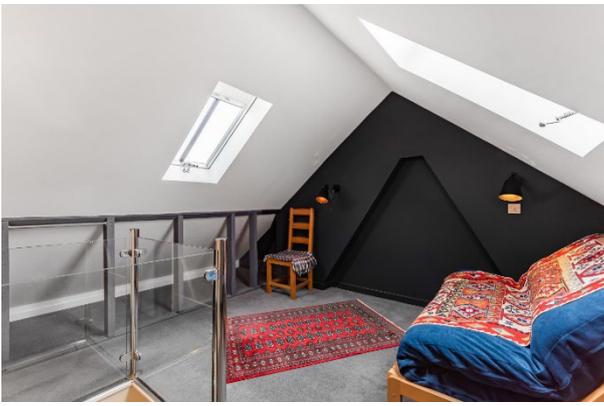
Location - Central Watlington

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

Mains services: Electricity/ Gas/ Water/ Drainage
Heating: Gas-Fired central heating,
Local Authority: South Oxfordshire District Council
Council Tax Band: D
EPC Rating: C

Viewings

Viewing by prior appointment with Robinson Sherston Watlington office

Tel: **01491 614 000**

Email: **watlington@robinsonsherston.co.uk**

Sales Disclaimer

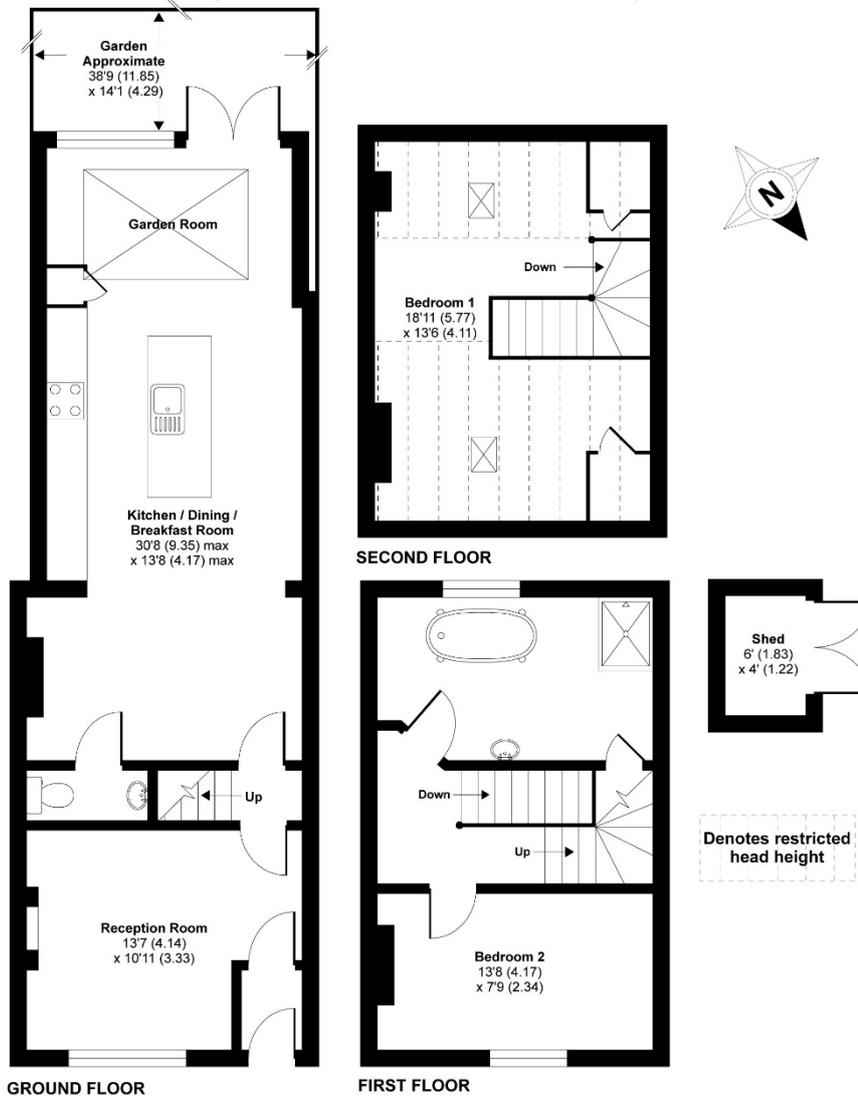
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

Watcombe Road, Watlington, OX49

APPROX. GROSS INTERNAL FLOOR AREA 977 SQ FT 90.7 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & OUTBUILDING)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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