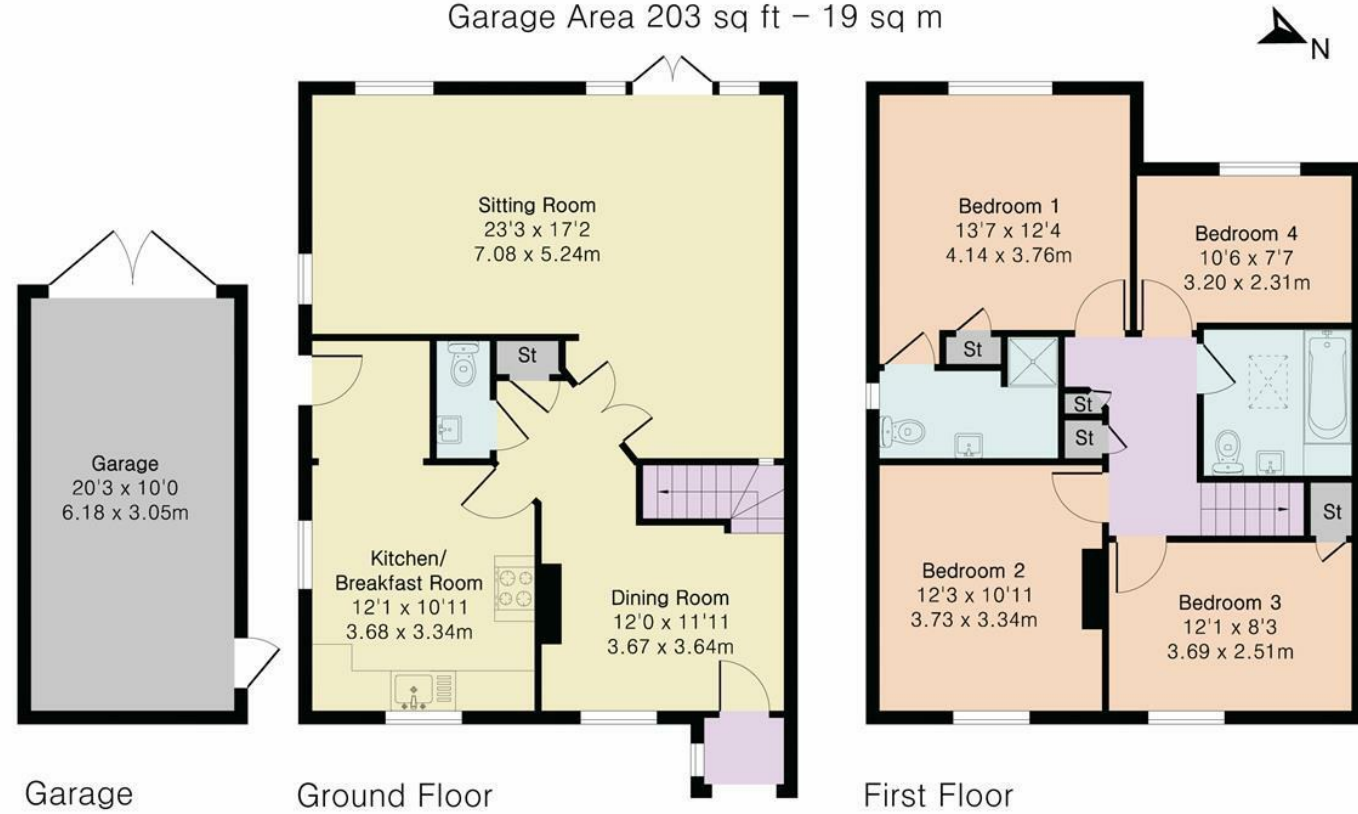


**Approximate Gross Internal Area 1579 sq ft - 147 sq m**

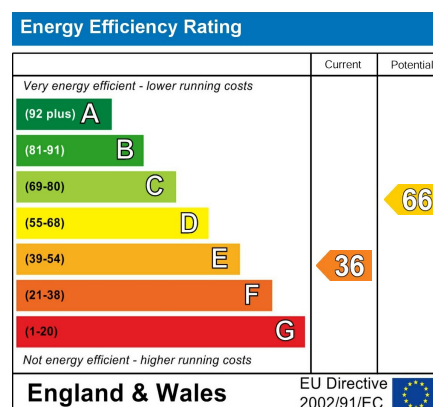
Ground Floor Area 717 sq ft – 67 sq m

First Floor Area 659 sq ft – 61 sq m

Garage Area 203 sq ft – 19 sq m



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.



**Guide Price**  
**£795,000 Freehold**

## Rose Cottage, Howe Hill

A delightful 4 bedroom semi-detached period cottage located in a semi-rural location with easy access to Watlington and Henley-on-Thames

- 4 Bedroom family home
- Semi-rural location
- 2 reception rooms
- 2 bathrooms (1 ensuite)
- Cloakroom
- Kitchen
- Utility/boot room
- Mature gardens
- Garage and off road parking

A charming period cottage boasting a bright and artistic interior with spacious, light-filled rooms.

- Watlington 2 miles
- Henley 7.5 miles
- Oxford 15 miles
- M40 (J6) 4 miles
- London 45 miles
- Heathrow 35 miles



## Rose Cottage

Welcome to Rose Cottage, a charming period cottage boasting a bright and artistic interior with spacious, light-filled rooms.

The property is located in a semi-rural setting with easy access to Watlington, with its vibrant and creative community, independent and artisan shops. You can enjoy the tranquillity of the countryside while still being close to local amenities and schools.

Rose Cottage has plenty of space for everyone to relax and unwind and has character features such as a traditional Aga, brick fireplaces, and a double aspect kitchen with solid wood worktops. The utility/boot room and cloakroom offer practicality for busy family life, whilst upstairs are 3 double bedrooms (1 with ensuite), a single bedroom and family bathroom.

## Outside

To the front of the property a brick pathway leads to the front door alongside a lawned area with mature trees and shrubs.

The large, attractive rear garden is a haven for both children and adults alike, with well stocked borders containing a wide variety of plants and shrubs providing a peaceful setting. The paved area, work shed, and summerhouse offer ample space for outdoor entertaining and hobbies, and the garage and driveway provide plenty of parking and outside space.

## Services

Mains Services: Electricity / Water

Private Drainage

Heating: Oil

Local Authority: South Oxfordshire District Council

Council Tax: Band: E

EPC Rating: F



## Directions

Postcode: OX49 5HB What3Words:///slower.whisk.gears

## 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.*