

Approximate Gross Internal Area 1464 sq ft - 136 sq m

Ground Floor Area 541 sq ft – 50 sq m

First Floor Area 416 sq ft – 39 sq m

Second Floor Area 305 sq ft – 28 sq m

Garage Area 202 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 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price
£534,000 Freehold

Asgard Green

A recently extended, nearly new three bedroom semi-detached family home on the edge of Watlington with driveway and garage.

- Attractively styled nearly new home
- Recently extended open plan kitchen/family room
- 3 double bedrooms & 2 bath
- Includes large master suite on top floor
- Sitting room
- Utility room & Cloakroom
- Garage & Off-Road parking
- EPC: B

A recently extended 3 bedroom semi-detached home

- Watlington Centre 0.5 miles
- Henley 10 miles
- Oxford 15 miles
- M40 (J6) 2.5 miles
- London 45 miles
- Heathrow 32 miles



20 Asgard Green

This extended modern semi-detached home reflects 1930's styling and has a three-storey rendered finish with dormer windows and a garage with off-road parking bay alongside.

On the ground floor the property has been recently extended to create a spacious open plan kitchen/family room with AEG appliances and french doors opening to the rear garden with a utility area and cloakroom alongside. The sitting room has a large feature window that overlooks the broad public green that is situated opposite the house.

The interior features a second floor entirely devoted to the master bedroom together with an en-suite shower room and dressing room. The two secondary bedrooms on the first floor are also double rooms and share a well-equipped family bathroom.

Outside

The rear garden has been recently landscaped providing two paved terraces, ideal for outdoor entertaining.

A driveway alongside the property provides off-road parking and access to the garage.

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: E

EPC Rating: B

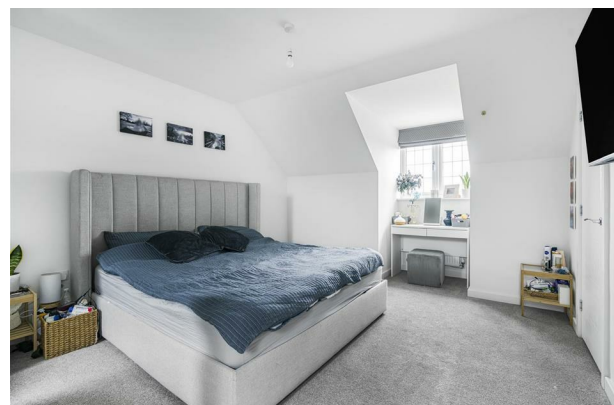


Directions

Postcode: OX49 5DD What3Words:///flush.panther.bounded

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.