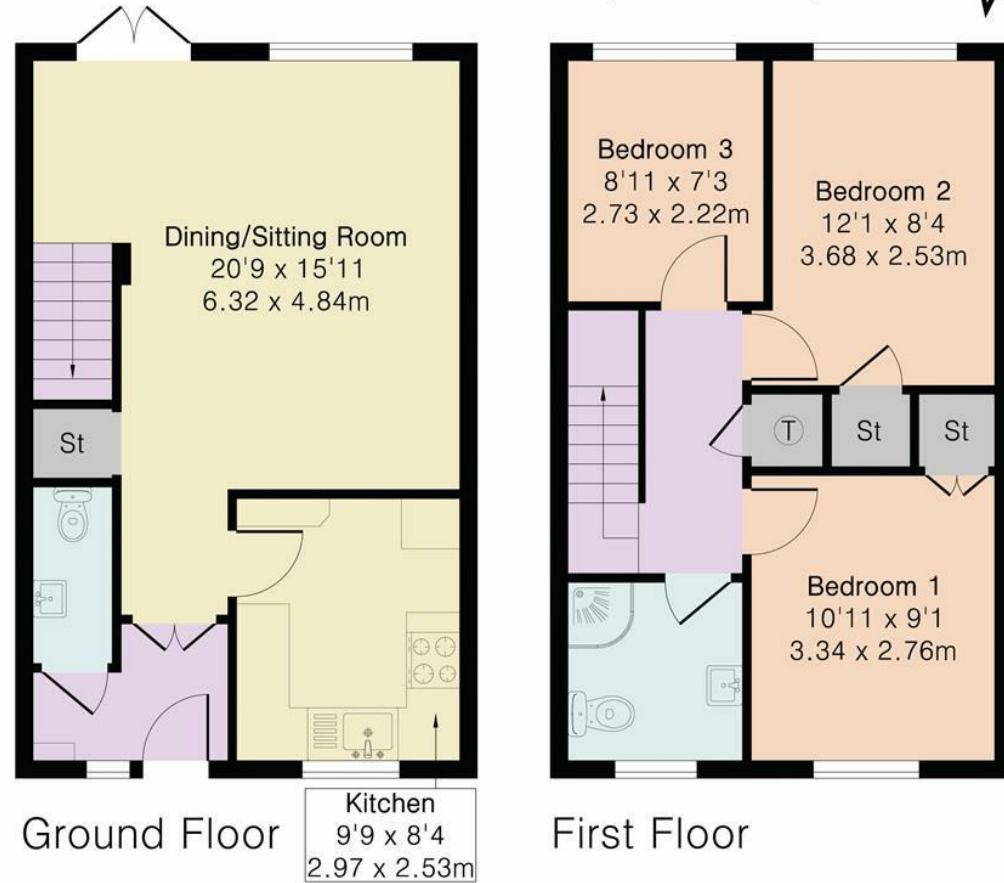


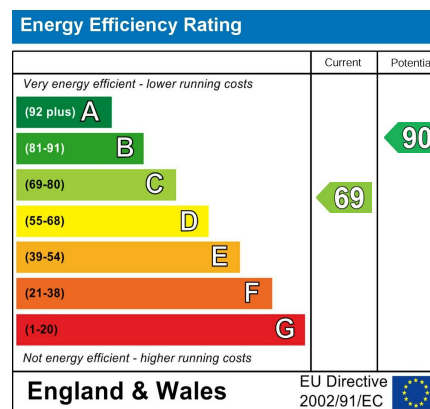
Approximate Gross Internal Area 826 sq ft - 76 sq m

Ground Floor Area 413 sq ft – 38 sq m

First Floor Area 413 sq ft – 38 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.



**Offers In Excess Of
£425,000**

**45 Brook Street
Watlington**

A modern three bedroom terraced home in the heart of Watlington together with parking, garage and patio garden

- Entrance lobby
- Cloakroom
- Fitted kitchen
- Open plan double reception room
- Double glazed windows throughout
- Two double bedrooms and one single
- Bathroom
- Garden
- Private parking bay
- Garage

A bright and spacious 3 bedroom home in the centre of town with parking and a garage

- Town centre
- Henley 10 miles
- Oxford 15 miles
- M4 (J6) 2.5 miles
- Heathrow 32 miles
- London 45 miles



45 Brook Street

This mid terrace house is set above street level and approached via steps and a walkway.

A useful lobby with a downstairs cloakroom leads you into the large open plan double reception room with fitted carpets which is light and bright. French doors lead out to the generous paved garden. There is gas heating and double glazed windows throughout.

Whilst the kitchen is well-fitted, there are further opportunities to update and modernise. Stairs from the reception room lead up to the two good sized double bedrooms, both with storage cupboards, a single bedroom, a modern bathroom with a shower and attic storage.

Outside

The good-sized paved terrace with mature borders extends from the back of the house and there is a rear gate to the off-road private parking for one vehicle and a single garage. Vehicular access is via Couching Street. The property is located just a two minute level walk into the centre of Watlington with its independent and artisan shops.

Watlington

Watlington is a beautiful historic market town with easy access for commuters to London and Oxford via the Oxford tube at Lewknor, local train links and the M40. There is a vibrant and creative community, with independent and artisan shops. Along with three excellent pubs and local restaurants, there is a first-class butcher and delicatessen, the Orange Bakery selling delicious bread and baked goodies every Friday and Saturday, and The Undercroft Market, with locally sourced fruit, vegetables, flowers and plants. For sporting enthusiasts, the town has a range of sports facilities that embrace football and cricket as well as tennis, squash and bowls. 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. With wonderful walks on the doorstep and The Icknield Way (Ridgeway National Trail) passing close to the town, there is much on offer for outdoor enthusiasts, cyclists and walkers.



Services

All mains services
Gas central heating
Double glazed windows throughout
South Oxfordshire District Council
Council Tax Band: C
EPC: C

Directions

Postcode: OX49 5JH What3Words:///cello.pump.petal

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.