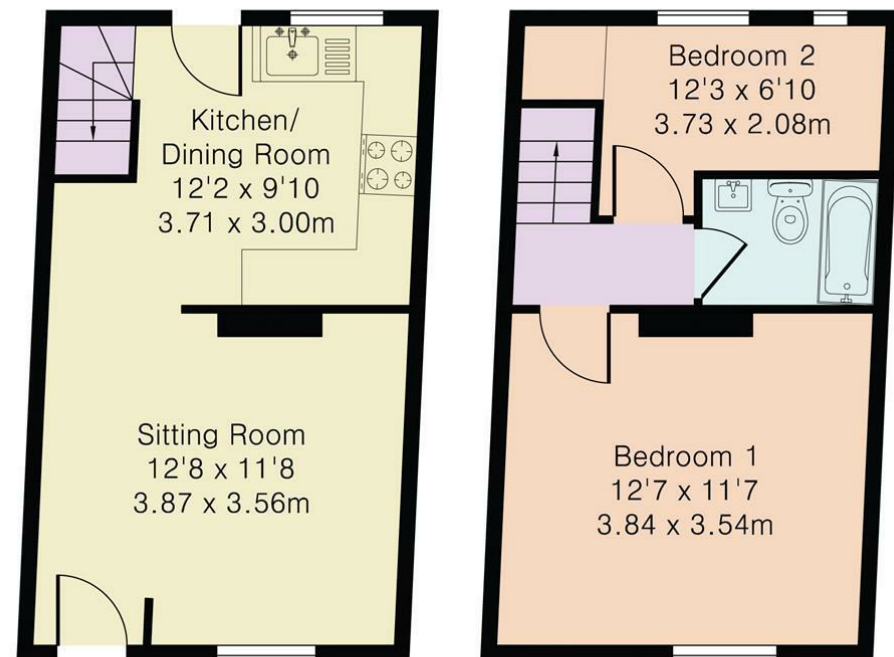
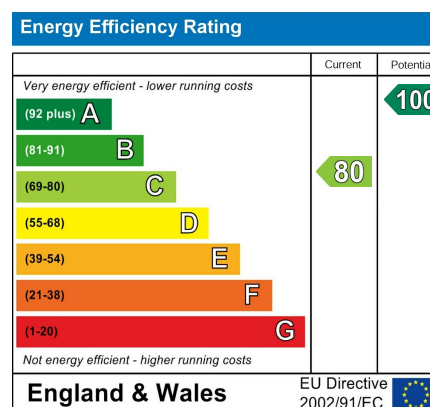


Approximate Gross Internal Area 554 sq ft – 52 sq m  
Ground Floor Area 277 sq ft – 26 sq m  
First Floor Area 277 sq ft – 26 sq m



Ground Floor

First Floor



**Guide Price**  
**£325,000**

**6, Church Street**  
**Watlington**

A charming and well-presented early Victorian two bedroom terraced cottage in the centre of Watlington with south-west facing garden. NO ONWARD CHAIN.

- Pretty period cottage
- Sitting room with log stove
- Open plan kitchen/diner
- Two bedrooms
- Bath/shower
- Town centre
- Quiet residential location
- South-west facing garden

A delightful  
2-bedroom period  
cottage in a quiet  
location in the town  
close to shops and  
amenities

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





## 6, Church Street

This lovely two-bedroom Victorian cottage forms part of a terrace of similarly styled cottages and has an attractive facade with contrasting brick detailing and sash windows.

The interior is typical of this period with generous ceiling heights and sash windows. The sitting room has a log burning stove and opens into a kitchen/diner. Upstairs there are two bedrooms, a good double room and a single. The bathroom, which also has a fitted shower, lies in between them.

## Outside

To the rear of the cottage is a pretty, part-walled south-west facing. A patio extends from the back of the cottage to a shaped lawn with a brick and flint boundary wall to the rear. There is an outside water tap.

Church Street is a quiet residential address in the centre of the town, so the principal shops and services are no more than a couple of minute's walk from the property.

## Watlington

Watlington has 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 The Icknield Way (Ridgeway National Trail) and wonderful walks on the doorstep, there is much on offer for outdoor enthusiasts, cyclists and walkers. The M40, junction 6 at Lewknor is just three miles away, where the popular Oxford Tube coach service operates 365 days of the year, connecting to central London and in to Oxford. For rail commuters, there are train connections from Princes Risborough, Haddenham near Thame and High Wycombe, with direct services to Marylebone in 22 minutes.



## Services

Mains Services: Electricity / Gas / Water / Drainage  
Heating: Gas fired central heating  
Broadband: Superfast broadband available  
Local Authority: South Oxfordshire District Council  
Council Tax Band: D  
EPC: C

## Directions

Postcode: OX49 5QP What3Words: ///reworked.touched.bleaker

## Viewings

Viewing by prior appointment with Robinson Sherston office.

Tel: 01491 614000

Email:

[watlington@robinsonsherston.co.uk](mailto: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.*