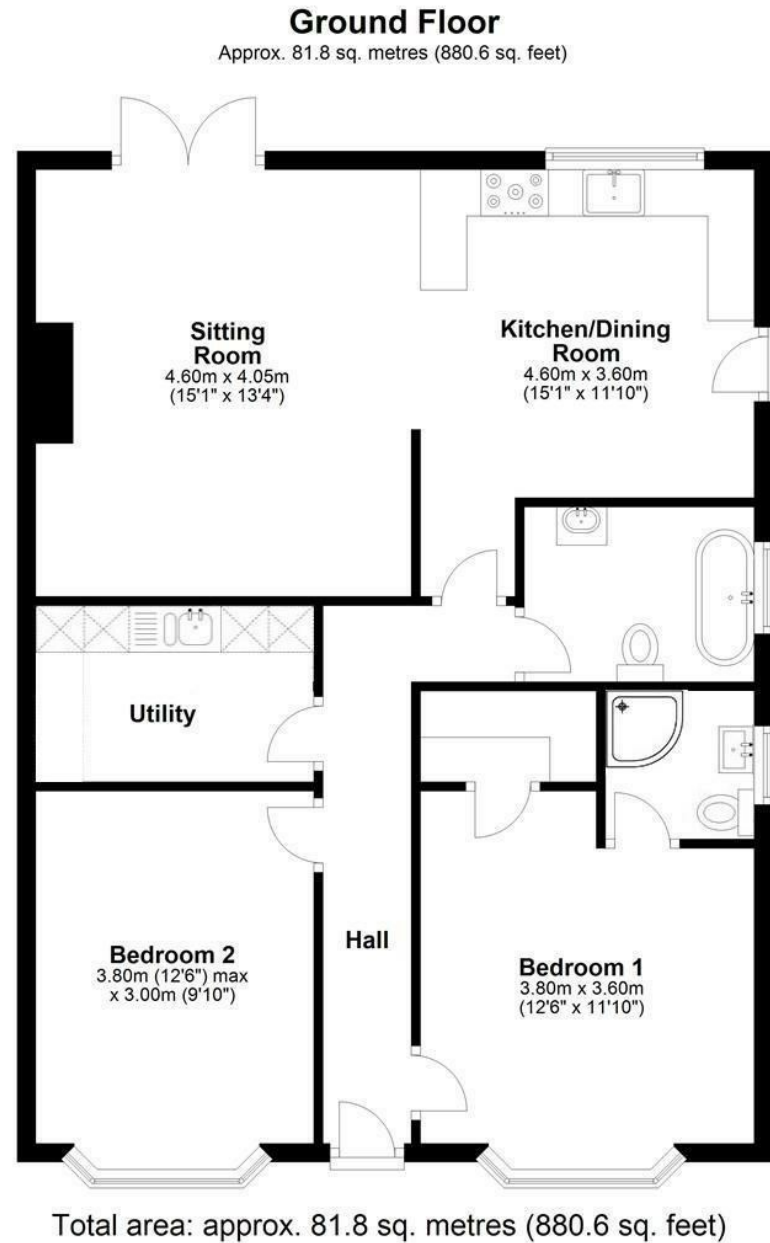




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price
£545,000

7, Brookside
Watlington

An outstanding semi-detached extended bungalow quietly situated in the centre of the town that has been comprehensively refurbished and refitted to an exceptional standard

- Outstanding semi-detached bungalow
- Recently refurbished & refitted
- Ample parking & delightful garden with summer house
- Quiet residential cul de sac
- Close to town centre
- Gas heating & double glazing
- Open plan reception room
- Superb fitted kitchen & Utility room
- 2 double bedrooms
- Bathroom & En suite Shower

A 2 bedroom extended bungalow of exceptional quality close to the town centre with a lovely garden and summer house

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



7, Brookside

This extended bungalow has been the subject of a comprehensive programme of remodelling and refurbishment to provide an immaculately presented home in the centre of Watlington with ample private parking and a delightful garden.

An extension to the rear has created a spacious and well-proportioned open-plan reception room, with a superbly fitted kitchen and dining room . French doors open out to the terrace and garden.

There are two south-facing double bedrooms together with an en suite shower room, a separate bathroom, and utility. All the services, fittings and finishes have been upgraded or replaced to produce a beautifully presented home in a quiet residential cul-de-sac.

Outside

A delightful and well-managed garden lies to the rear and has been redesigned to include a large summer house. It is enclosed by new close-boarded fencing. A stone paved terrace extends from the back of the property, a lovely space for a table and chairs to enjoy eating outside, leading to a lawned area beyond where there are raised planted borders. A gate to the rear gives access to a public footpath that provides a five-minute pedestrian route to the shops and facilities of the High Street.

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: Gas / Electricity / Water / Drainage.
Heating: Gas central heating
Local Authority: South Oxfordshire District Council
Council Tax : Band D
EPC : C

Directions

Postcode: OX49 5AQ What3Words:///comments.woodstove.listed

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.