



Little Cottage, 60 Brook Street,  
Watlington, Oxfordshire, OX49 5EH

 **Griffith & Partners**  
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS



#### DESCRIPTION

A delightful period cottage within easy walking distance to shops, schools and amenities, with accommodation comprising sitting room, dining room and kitchen on the ground floor, three bedrooms and bathroom on the second. The property benefits from a south facing enclosed garden.

#### ACCOMMODATION - GROUND FLOOR:

Front door with obscured glass inserts into:

#### ENTRANCE LOBBY:

Door to the dining room and panel glazed door to the rear garden terrace, tiled floor and wall light point.

#### DINING ROOM: 4.84m (15'11") x 2.3m (7'7")

Stairs rising to the first floor with storage cupboard below, wooden floor, wall light points, radiator, two windows to the front and open to:

#### SITTING ROOM: 4.86m (15'11") x 4.53m (14'10")

Brick built fireplace with multi fuel stove, wall light points, radiator, panel glazed window to the side, panel glazed double doors to the rear terrace and steps up to:

#### KITCHEN: 3.72m (12'2") x 2.72m (8'11")

Bespoke wood fitted kitchen with a range of matching wall and base units housing cupboards and drawers, wood work surface, Belfast sink and mixer tap, gas hob with extractor over, built in double oven, cupboards for washing machine and dishwasher, space for tower fridge freezer, wall mounted gas combi boiler, wire track mounted ceiling spot lights, radiator, tiled floor, panel glazed windows to the side and rear and panel glazed door to the rear garden terrace.



**FIRST FLOOR - LANDING:**

Doors to all three bedrooms and bathroom, ceiling light point and panel glazed window to the side.

**BEDROOM ONE:** 3.58m (11'9") x 3.15m (10'4")

Double room with double wardrobe, ceiling light point, radiator and panel glazed window to the rear.

**BEDROOM TWO:** 3.22m (10'7") x 3.2m (10'6")

Double room with double wardrobe, ceiling light point, radiator and panel glazed windows to the front and rear.

**BEDROOM THREE:** 2.34m (7'8") x 1.76m (5'9")

Single room with storage cupboard, ceiling light point, radiator, hatch to loft space and panel glazed window to the front.

**BATHROOM:**

Fitted with a white suite comprising panel sided bath with shower and curtain over, vanity hand wash basin and closed coupled WC, recessed ceiling down lights, heated towel radiator, part tiled walls and tiled floor, Velux roof light.

**OUTSIDE:**

The rear garden is South Westerly facing with a paved terrace adjacent to the property and steps up to a lawn area with mature tree and shrub borders and a garden shed, enclosed by wood panel fencing.

**SERVICES AND OUTGOINGS:**

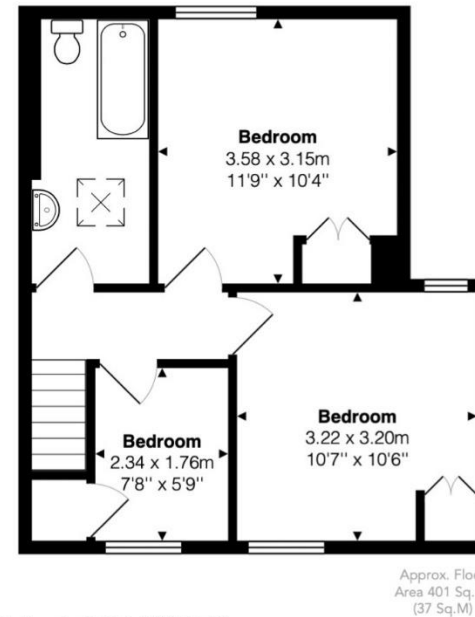
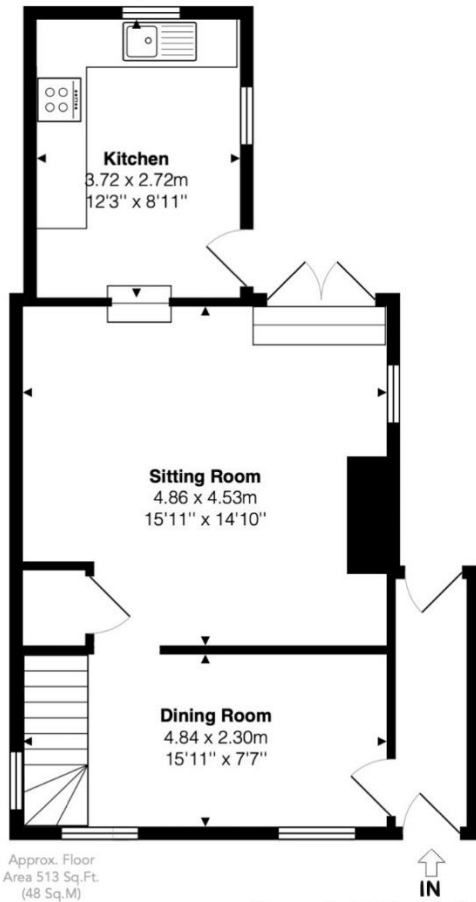
Mains water, drainage, gas and electricity. Gas central heating. South Oxfordshire District Council - Tax Band C.

**EPC RATING:**

61 D

**VIEWING ARRANGEMENT:**

Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939/522800



The approximate total area for the elements of the property represented on the floorplan is 85 SqM (914 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

Disclaimer: It is not our policy to test services and domestic appliances and cannot verify as to their working order. The purchaser should seek expert advice from solicitors/surveyors. Neither these particulars nor oral representation form any part of any contract and their accuracy cannot be guaranteed.

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