



Heathfield Cottage, 3a Hurdlers Green,
Watlington, Oxfordshire, OX49 5JD

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



DESCRIPTION

Thoughtfully renovated and modernised by the current owners, Heathfield Cottage is a detached, beautifully presented family home retaining many of its period features. Spacious accommodation, sitting room, playroom/study, cloakroom, kitchen/dining room, three bedrooms, bathroom, garden and parking.

ACCOMMODATION - GROUND FLOOR:

Front door with glazed insert into:

HALLWAY:

Doors to cloakroom, boiler cupboard, playroom, sitting room, kitchen/dining room and under stairs storage cupboards, stairs rising to the first floor, wood effect tiled floor continuing through the cloakroom, playroom and sitting room, recessed ceiling down lights.

CLOAKROOM:

Fitted with a vanity hand wash basin and back to wall WC, wall mounted towel radiator, recessed ceiling down lights and window to the front.

PLAYROOM: 4.15m (13'7") x 1.58m (5'2")

A space with many options, study/boot room/utility, recessed ceiling down lights, radiator and windows to the side and rear.

SITTING ROOM: 4.66m (15'3") x 3.33m (10'11")

A light and airy reception room with modern glazed double doors opening to the rear garden, wood burning stove on a stone hearth with a wooden mantle, recessed ceiling down lights and radiator.

KITCHEN/DINING ROOM: 6.85m (22'6") Max x 4.45m (14'7") Max

Smartly fitted with a matching Shaker style range of wall and base units housing cupboards and drawers, wood block work surfaces, Belfast sink with mixer tap, tiled splash backs, built in oven with large ceramic hob and extractor over, integrated dishwasher, fridge/freezer and washing machine, recessed ceiling down lights, radiator, tumbled stone tiled floor, space for table and chairs and windows to the front, rear and side.

FIRST FLOOR - LANDING:

Doors to all three bedrooms and bathroom, ceiling light point and window to the front.



BEDROOM ONE: 4.17m (13'8") x 2.63m (8'8")

Double bedroom with vaulted ceiling, exposed beams, hatch to loft storage area, ceiling light points, radiator and windows to the rear.

BEDROOM TWO: 4.11m (13'6") x 2.01m (6'7")

Double room with built in wardrobe, recessed ceiling down lights radiator and window to the front.

BEDROOM THREE: 2.69m (8'10") x 2.03m (6'8")

Single room with vaulted ceiling, exposed beam and brick work, ceiling light point, radiator and window to the rear.

BATHROOM:

Smartly fitted with a white suite comprising shower end bath with glazed side screen and rail fall shower mixer tap, vanity hand wash basin and concealed cistern WC, wood effect tiled floor, part tiled walls, recess ceiling down lights, radiator and window to the front.

OUTSIDE:

To the front, the property is approached over a gravelled driveway with parking for 2/3 cars, flower and shrub beds, hedge and fenced boundary. There is a clever storage space attached to the front of the property with a remote controlled roller shutter door.

The South facing rear garden is mainly laid to grass with paved terracing and a pergola for shaded seating/dining. Planted shrubs, flower beds, hedge and fenced boundary with a gate to the rear.



SERVICES AND OUTGOINGS:

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

EPC RATING:


68 D

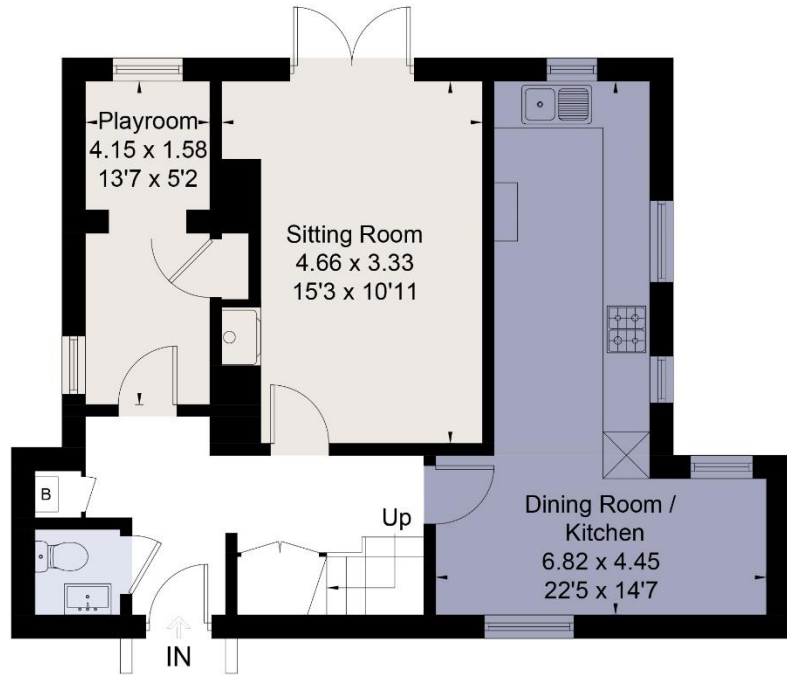
VIEWING ARRANGEMENT:

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

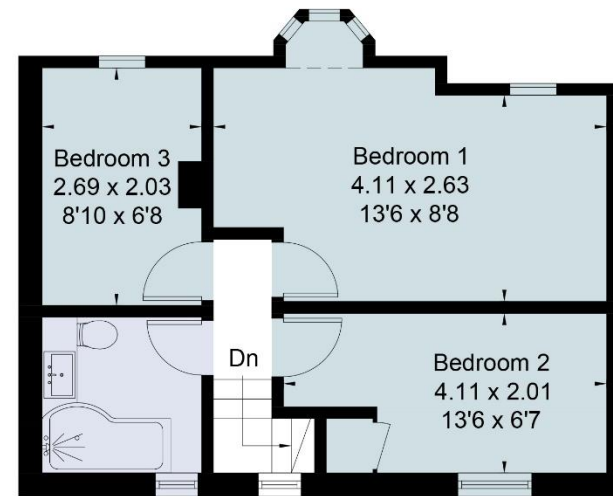
Approximate Area = 91.2 sq m / 982 sq ft
 Including Limited Use Area (0.5 sq m / 5 sq ft)
 For identification only. Not to scale.
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 = Reduced head height below 1.5m



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 296173

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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