



Tyne Cottage, 34 Church Street,
Watlington, Oxfordshire, OX49 5QR

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



DESCRIPTION

Ideally situated in the town yet away from any passing traffic is a delightful period property with a wealth of original features & accommodation comprising sitting room with open fire, dining room/snug, kitchen/breakfast room, bathroom, 2 double bedrooms, WC & a large South West facing garden.

ACCOMMODATION - GROUND FLOOR:

Wooden front door into:

LOUNGE: 4.3m (14'1") x 3.8m (12'6")

Open working brick built fireplace, exposed ceiling beams, exposed wood flooring, wall light points, power points, television aerial point, radiator, stairs rising to the first floor, doors to the kitchen/breakfast room and dining room/snug and window to the front.

SNUG/DINING ROOM: 3.8m (12'6") x 2.8m (9'2")

Feature brick built fireplace with alcove display shelves and storage cupboards to either side, exposed wood floor, recessed ceiling down lights, power points, radiator and windows to the front and side.

KITCHEN/BREAKFAST ROOM: 4.6m (15'1") x 2.6m (8'6")

Fitted with a range of Pine wall and base units housing cupboards and drawers, wood block work surfaces, Belfast sink with mixer tap, space for free standing cooker with extractor hood over, integrated dish washer and washing machine, space for fridge/freezer, wall mounted central heating boiler, wood flooring, under unit lighting and ceiling light point, power points, radiator, doors to storage cupboard and bathroom, windows to the rear and side and double doors leading out to the rear garden. Space for table and chairs.



BATHROOM: 2.6m (8'6") x 2.3m (7'7")

Fitted with a white suite of free standing roll top bath, vanity cupboard with ceramic hand wash bowl, and close coupled WC, wood floor, ceiling light point, radiator and obscured glass window to the rear.

FIRST FLOOR - LANDING:

Doors to both bedrooms and WC, ceiling light point.

BEDROOM ONE: 3.9m (12'10") x 2.9m (9'6")

Double room with built in cupboard, ceiling light point, power points, radiator and windows to the front and side.

BEDROOM TWO: 3.4m (11'2") x 3m (9'10")

Double room with sliding door to wardrobe space, exposed ceiling beams, ceiling light point, power points, radiator and window to the front.

WC:

Fitted with a white suite of wall mounted hand wash basin and close coupled WC, wall light point and window to the rear.

OUTSIDE:

A spacious South Westerly facing private garden mainly laid to lawn with paved terrace area, summer house, garden shed, high hedge borders and a gate to the side.

SERVICES AND OUTGOINGS:

Mains water, drainage, gas and electricity. Gas central heating. Telecom subject to regulations. South Oxfordshire District Council, Tax Band E.

EPC RATING:

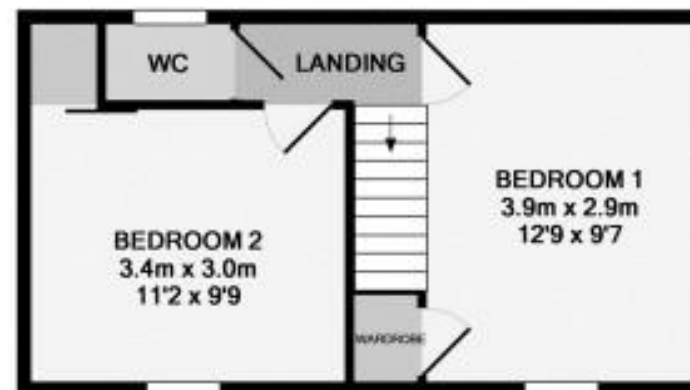
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VIEWING ARRANGEMENT:

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



GROUND FLOOR
APPROX. FLOOR
AREA 45.7 SQ.M.
(492 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 27.6 SQ.M.
(297 SQ.FT.)

TOTAL APPROX. FLOOR AREA 73.3 SQ.M. (789 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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