



23 Orchard Walk, Watlington,
Oxfordshire, OX49 5RD

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



DESCRIPTION

Attractive mid terrace house for the over 55's, in this sought after development in the centre of Watlington. Sitting/dining room, kitchen, cloakroom, 2 double bedrooms, shower room. Peaceful setting with a private garden & attractive communal gardens. Exclusive parking for residents & visitors.

Enter the property into the hallway with wood flooring throughout the ground floor. Fitted kitchen with wall and base units and a stainless-steel sink and drainer, overlooking the front aspect of the property, kitchen hatch to lounge.

Downstairs cloakroom with hand wash basin and WC.

The bright and airy sitting/dining room has French doors straight into the garden room which leads through to sliding doors to the private rear garden.

There is currently a stair lift to assist (if required) to the landing.

On the first floor are two double bedrooms, with the principal bedroom having lovely views over the Watlington Club's tennis courts. Bedroom two situated at the front of the property is also a good size and has a built in cupboard that also houses the water tank.

The shower room has a walk in shower with glass screen, hand wash basin and WC, vanity units and a heated towel rail.

Outside - French doors lead out to the private paved patio garden with a substantial storage shed, enclosed by wood panel fencing and a gate to the rear.

The development has attractive and well-maintained landscaped gardens around which the properties are situated. There are a variety of specimen trees, mature shrubs and well stocked borders together with shaped lawns and several seating areas. Exclusive and ample parking for all residents and visitors.



Orchard Walk is a short level walk from the centre of Watlington and benefits from a resident site manager and a car park reserved exclusively for the residents.

Watlington is a beautiful historic market town with easy access for commuters to London and Oxford via the Oxford tube at Lewknor, local train links and the M40. There is a vibrant and creative community, with independent and artisan shops. Along with excellent pubs and local restaurants, there is an exceptional butcher and delicatessen, A lovely café, 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

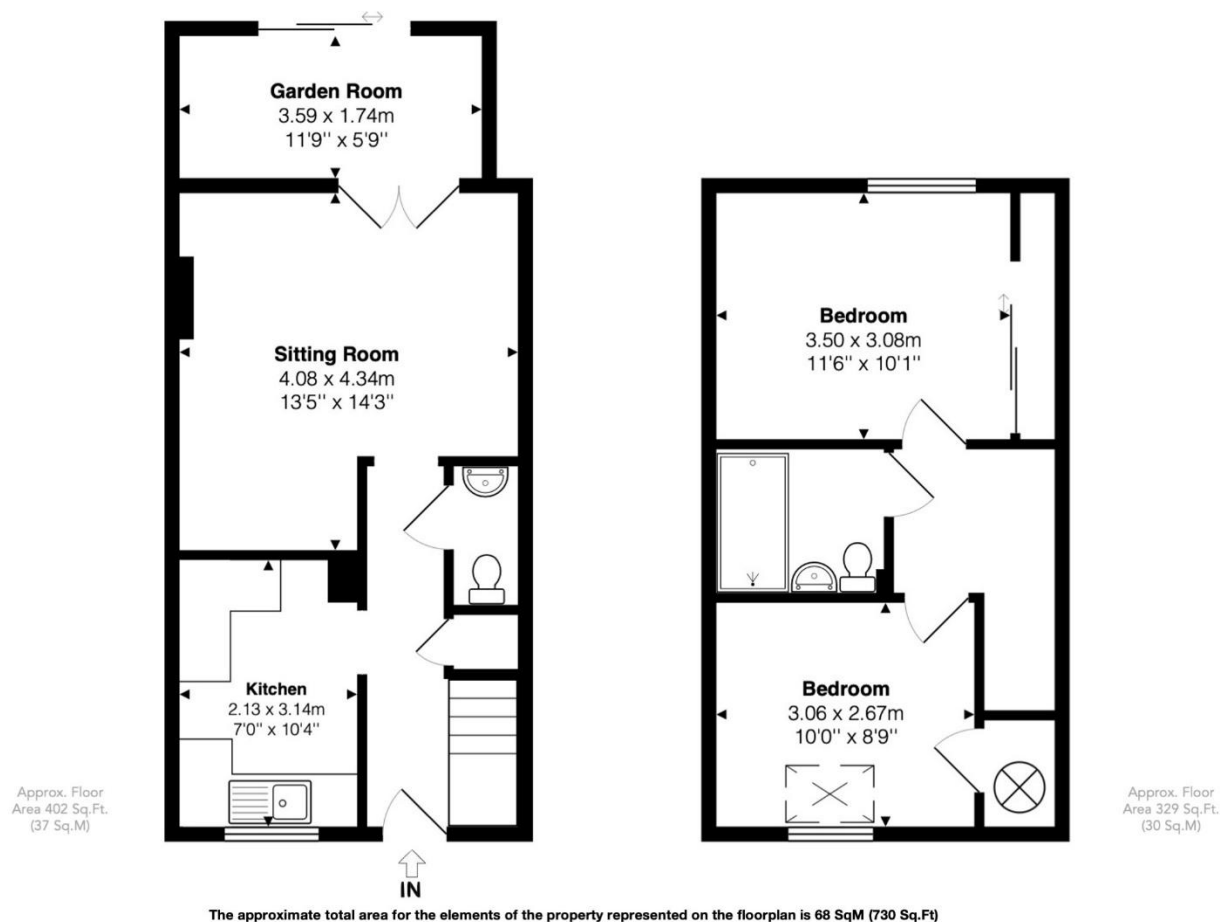
as tennis, squash and bowls. The Chiltern Hills rise above the town and offer some of the finest landscapes in southeast England.

Services: Mains water, drainage and electricity. Electric storage heating. Local Authority; South Oxfordshire District Council, Tax Band C. Leasehold: An age qualification of 55 exits for all occupants of the property. Lease Term: 125 years, granted 1986, ends 2111. Service Charge: £2271.28 pa. Ground Rent: £173.82.

EPC RATING:
59 D

VIEWING ARRANGEMENT:

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



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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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