



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

The Stables, 4a High Street, Watlington, OX49 5PS





## WATLINGTON

A marvellous, mini home in the hugely popular and petite town of Watlington. The Stables is a one bedroomed mews cottage, as neat as a pin and perfect as an Oxfordshire 'bolt hole', rental or even a first home.

Watlington is a delightful small town on the edge of the Chilterns, a stone's throw from the M40. Lined with historic homes and character properties, the thriving independent high street is full of cafes, shops and pubs. With a busy local arts scene, popular schools and excellent transport links, Watlington is an ever popular location for buyers and renters alike.

**Bedrooms 1 | Bathrooms 1 | Receptions 1 | EPC C**





## THE STABLES

The Stables is tucked away around the back of the High Street down a quiet alley but mere moments from the hustle and bustle of this friendly town. Cosy, compact and cute are all words that could be used to describe the accommodation - this is a 'small but perfectly formed' home, nestling in an extremely desirable location.

The entrance to the property is via a shared gated yard. Upon entering the cottage you'll find the kitchen. Fully fitted with modern, attractive units, integrated dishwasher, gas hob and combi boiler, the kitchen has all you need. There is also space for a small dining table and chairs, perfect for two people.

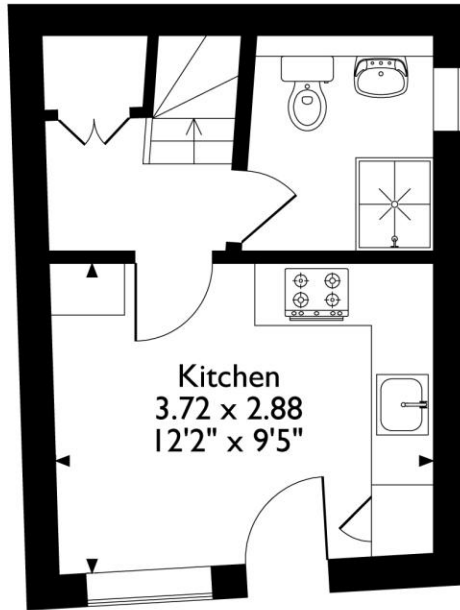
The shower room is also on the ground floor, again, fully fitted to a high standard and beautifully maintained with attractive tongue and groove paneling. A side window lets in lots of air and light into this little room.

Upstairs and the cottage opens up into the eaves with a beautiful beamed living room. Bright and full of character, this room is a perfect retreat after a busy day and also offers space for a dining table and chairs. Neutral carpeting runs throughout the whole of the first floor which steps up into a quirky and comfortable bedroom with two large velux windows letting in lots of light and a gentle breeze.

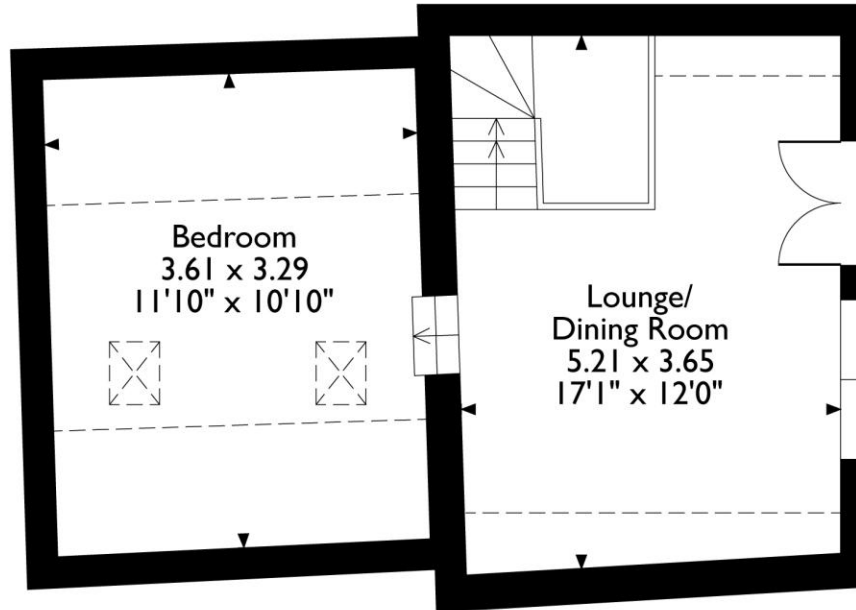
These mini mews cottages are often cute and charming and none more so than The Stables. It's the location of this property that really sets it apart, sitting in the heart of Watlington surrounded by all this fantastic market town has to offer. A fabulous investment or first step onto the ladder. Don't miss this one.



The Stables, 4A High Street, Watlington, Oxfordshire  
 Approximate Gross Internal Area  
 44 Sq M/474 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		92
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**SERVICES**

Mains gas and mains drainage

South Oxfordshire District Council

Council Tax Band C

NB: The property is subject to a flying freehold.

**VIEWINGS STRICTLY BY APPOINTMENT THROUGH MORGAN & ASSOCIATES**

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. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

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