



## Guide Price £425,000 Freehold

Old Meadows  
6 The Goggs  
Watlington OX49 5JX

This delightful period cottage occupies an attractive setting in a cul-de-sac on the edge of the town. Although it requires modernisation it has ample charm and may offer opportunities to extend the accommodation. Of particular note is the large vaulted reception room with open fireplace. A lovely south-facing garden fronts the cottage which also benefits from private off-road parking for two vehicles.

- Entrance Lobby
- Sitting Room
- Study (Bedroom 2)
- Kitchen/Dining Room
- 2 Bedrooms
- Bathroom
- Cloakroom
- South-Facing Garden
- Off-Road Parking

An  
unmodernised 2  
bedroom period  
cottage of great  
charm with  
delightful garden  
& private parking

- Town Centre
- Henley 10 miles
- Oxford 15 miles
- M40 (J6) 2.5 miles
- Heathrow 32 miles
- London 45







## Description:

This delightful period cottage offers opportunities to improve and extend, subject to obtaining planning and building consents.

It occupies a lovely setting with a south-facing aspect and has an attractive approach that includes private off-road parking and a shallow brook that meanders through a richly-stocked garden.

The cottage is set behind the garden and probably dates from the 19th century with more modern extensions to both flanks

The interior has much character and includes exposed structural timbers and a sizeable vaulted reception room with vaulted ceiling.

The property has good access into the countryside with a public footpath into the adjacent meadows being close-by whilst Watlington High Street is no more than a 7 minute level walk.

## Location – Central Watlington

Watlington is reputedly England's smallest town with its origins dating from the 6th century.

The town has a range of sports facilities that embrace football and cricket as well as tennis, squash and bowls.

There are good local shops including a first-class butcher and delicatessen and some excellent restaurants and pubs. Watlington Primary school and Rainbow Corner Day-nursery and pre-school have an 'outstanding' Ofsted rating and senior education is provided by the well-regarded Icknield Community College.

The Chiltern Hills rise above the town and offer some of the finest landscapes in south-east England. There is much on offer here for outdoor enthusiasts, cyclists and walkers as The Icknield Way (Ridgeway National Trail) passes close to the town.

Watlington is also the heartland of the re-introduced Red Kite that now soar above the town's roof tops.





## Outside:

**Parking:** A paved 2 bay parking area fronts the approach to the cottage. There is also unrestricted on-street parking.

**The Garden:** About 18.08m deep (59'4). A low picket gate and pathway, flanked by a shallow brook, lead across the garden to the front door. The garden is richly stocked and includes a wide variety of plants, shrubs and trees interspersed with areas of lawn. There are two timber-framed garden stores.



## Services

Mains services: Electricity / Gas/ Water/ Drainage  
 Heating: Gas-Fired central heating,  
 Local Authority: South Oxfordshire District Council  
 Council Tax Band: C  
 EPC Rating: Band E

## Viewings

Viewing by prior appointment with Robinson Sherston Watlington office


Tel: **01491 614 000**

Email: **watlington@robinsonsherston.co.uk**



## Sales Disclaimer

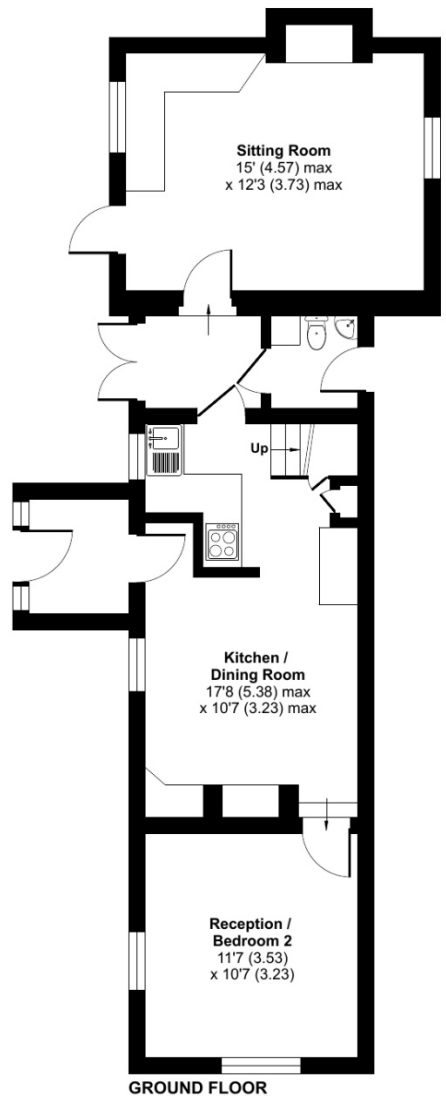
**IMPORTANT NOTICE:** *Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.*

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

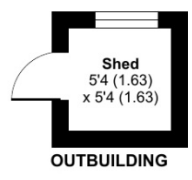
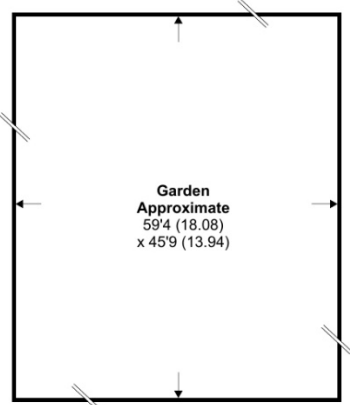
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### The Goggs, Watlington, OX49

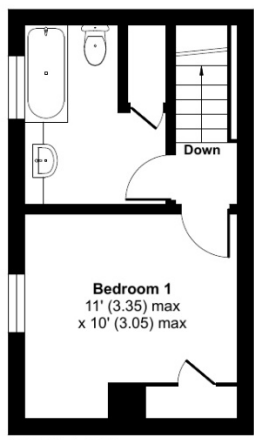
Approximate Area = 890 sq ft / 82.6 sq m  
 Outbuilding = 28 sq ft / 2.6 sq m  
 Total = 918 sq ft / 85.2 sq m  
 For identification only - Not to scale



**GROUND FLOOR**



**OUTBUILDING**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheccom 2023. Produced for Robinson Sherston. REF: 1013230

