



Guide Price
£435,000 Freehold

The Cottage
1 Shirburn Street
Watlington OX49 5QD

A delightful and spacious seventeenth century grade II listed property of considerable character and charm in the centre of Watlington providing generous room sizes including a large loft and cellar that create opportunities to add value. The property has generously sized rooms and benefits from a newly installed fitted kitchen.

-  Entrance Hall
-  Sitting Room
-  Dining Room
-  Kitchen/Breakfast Room
-  2 Bedrooms
-  Bathroom
-  Large Attic & Cellar
-  Courtyard Garden

A charming and well-presented 17th century grade II listed cottage in the centre of the town

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



Description:

This charming grade II listed cottage is thought to date from the late 17th century but its origins may be earlier than that.

The cottage has surprisingly generous room sizes most of which display elements of the original timber framework and features. There are oak and pine boarded floors to most rooms, original fireplaces and good ceiling heights throughout.

The sitting room has particular appeal and includes a working fireplace with stone surround and a large south-east facing sash window.

A large cellar provides additional storage and a cavernous loft space offers the opportunity for conversion, subject to obtaining listed planning consent.

Currently the first floor provides two bedrooms and a substantial bathroom but it is thought that a third bedroom could be created with some rearrangement, again subject to listed planning consent.

A courtyard garden lies to the rear with separate shared access to the High Street.



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:

A courtyard garden lies to the rear with stone paved surface and part enclosed by brick and flint walls.

A shared doorway to the rear of the patio provides access to a communal passageway that leads out to the High Street.



Services

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

Viewings

Viewing by prior appointment with Robinson Sherston Watlington office

Tel: **01491 614 000**

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

Sales Disclaimer

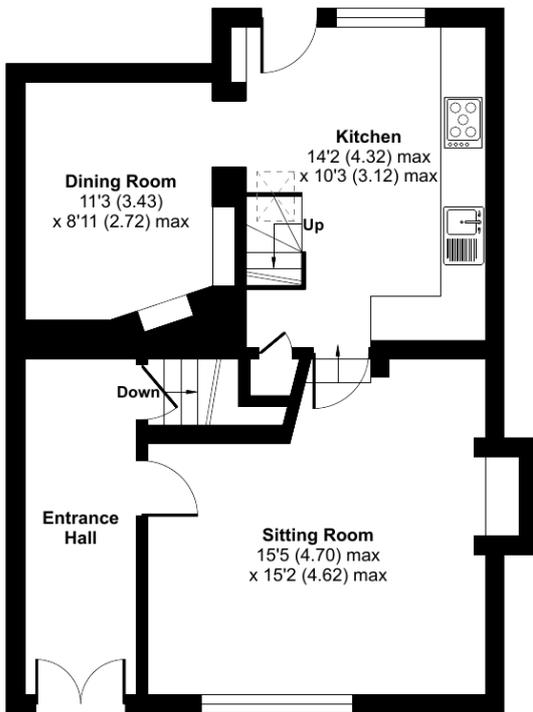
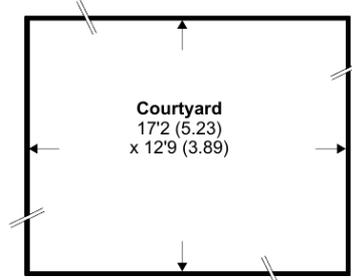
IMPORTANT NOTICE: *Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions 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.*



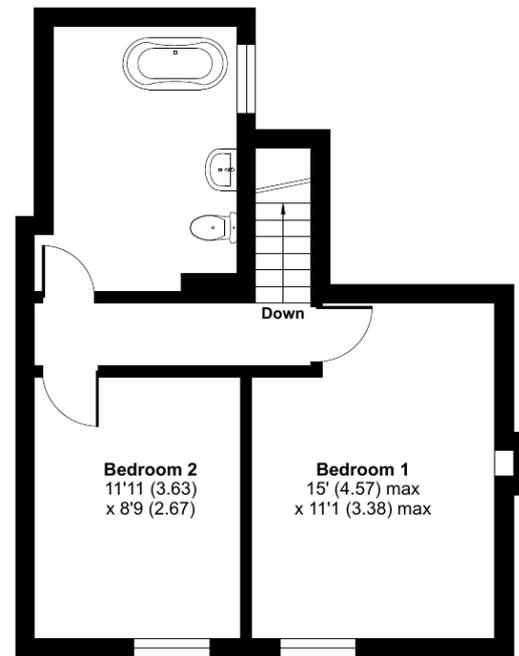
Shirburn Street, Watlington, OX49

Approximate Area = 1250 sq ft / 116.1 sq m

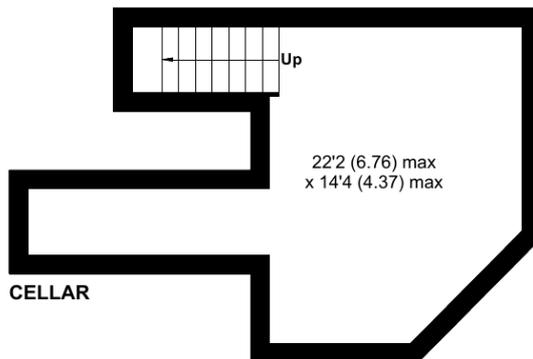
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Robinson Sherston. REF: 956072