









Guide Price £435,000 Freehold

14b High Street
Watlington OX49 5PY

The house, which lies behind the shop, is grade II listed and is thought to date from the early 17th century. It was remodelled in the last century but much of the earlier property is in evidence including timber framework and other features. A recent and sympathetic refurbishment of the property has created a lovely home with a spacious south-facing reception room and a sizeable kitchen/dining room opening into the garden. There are three double bedrooms, including a large loft room. The property is in the heart of the town, close to shops and services.

-  Sitting Room
-  Open Plan Kitchen/Dining Room
-  Utility Area
-  3 Bedrooms
-  Bathroom
-  Cloakroom
-  Patio Garden

A superbly presented listed 3 bedroom period house of much character situated in the heart of Watlington

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



Description:

A lovely grade II listed 17th century three-bedroom period home occupying a quiet setting in the High Street.

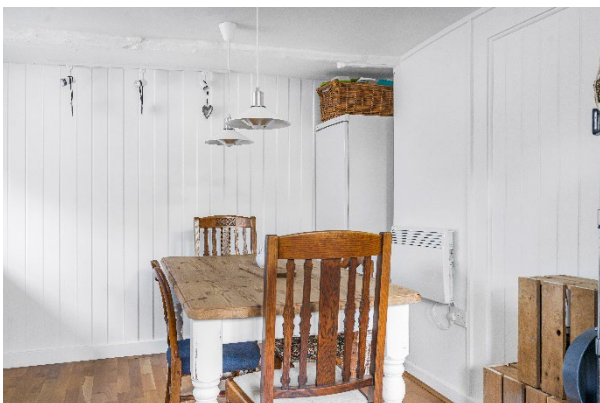
Although 17th century in origin the building was remodelled in the 20th century creating a small self-contained shop premises to the front and separating that from the principal and independent three storey residential house, which is now for sale. The house has a characterful interior which is attractively presented and offers spacious well-lit rooms that incorporate some lovely period features including part wood-panelled walls and much of the original timber framework.

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A secure gated entrance and hallway with boot/utility room and cloakroom extends to an attractive fitted kitchen with dining area and painted wood panelled wall.

On the first floor a charming and spacious south-facing sitting room with part-vaulted ceiling occupies the principal space alongside two double bedrooms and a bathroom.

An enclosed staircase leads up to a sizeable loft room that is well-lit and suitable as an office or further bedroom.



Watlington

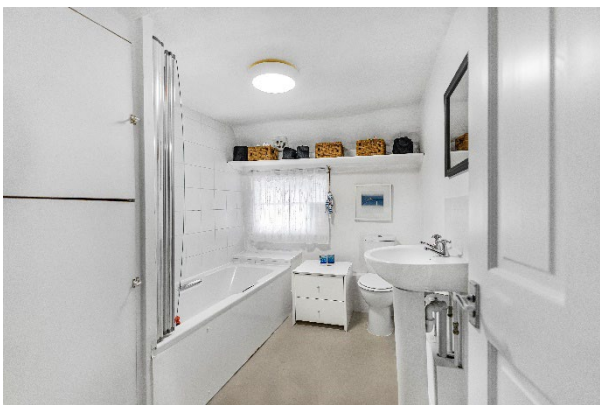
Watlington is reputedly England's smallest town with its origins dating from the 6th century. The town has a range of sports facilities that embrace football and cricket as well as tennis, squash and bowls. There are good local shops including a first-class butcher and delicatessen and some excellent 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



Garden and Studio

The entrance is set back from the road and access is gained at the flank of the property. A gated entrance with a paved frontage leads to the front door.

Garden: A small courtyard garden lies to the rear of the property, approached via French doors from the kitchen. It has a paved surface with a brick and flint wall, a raised border and a brick store.



Services

Mains Services: Electricity / Water / Drainage
 Heating: Electric
 Local Authority: South Oxfordshire District Council
 Council Tax Band: B
 EPC: 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.*



Approximate Gross Internal Area 1181 sq ft – 109 sq m
 Ground Floor Area 317 sq ft – 29 sq m
 First Floor Area 659 sq ft – 61 sq m
 Second Floor Area 205 sq ft – 19 sq m

