

















## Guide Price £615,000 Freehold

21 Watcombe Road  
Watlington OX49 5QJ

This semi-detached Victorian cottage has been extended and comprehensively refurbished over the years to create a home of exceptional character and style. Of particular note is the large open plan fitted kitchen and dining area that opens into the garden. On the first floor the principal bedroom has an en-suite shower room and there is a further bathroom to serve the second bedroom. A large boarded loft with natural lighting is another feature. A custom-built studio in the garden provides an insulated work or leisure space

-  Sitting Room
-  Open Plan Kitchen/Dining Room
-  2 Bedrooms
-  2 Bathroom/Shower rooms (1 En-suite)
-  Substantial Loft
-  Garden
-  Detached Studio/Office
-  Parking

A delightful period cottage with garden and studio in a quiet setting close to Watlington town centre

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







## Description:

A delightful end-of-terrace Victorian cottage occupying a quiet traffic-free setting in a private road close to the town centre.

The property has an attractive rendered façade with solid oak windows and is adorned with a mature Wisteria.

The interior has been enhanced by significant improvement works over the years including an upgrade of the interior fittings and finishes and a rear extension providing a large open-plan comprehensively fitted Miele kitchen and dining area with Victorian stove.



A cosy sitting room with open fireplace leads through to a large open plan kitchen with dedicated dining area. On the first floor the room arrangements have been skilfully altered to provide two double bedrooms, both with fitted wardrobes and bathroom.

A further recent undertaking has been the construction of a custom built contemporary styled studio/office with glazed bi-fold facade and store alongside, that now occupies the bottom of the garden.

The garden is enclosed by close-boarded fencing and incorporates a large deck, shaped lawn with wooden planters and a water feature.



## 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

**Garden: Approx 49' (15m)** The garden is enclosed by close-boarded fencing. A deck extends from the rear of the cottage to an area of lawn with wood framed planters and a water feature. The Studio/Office and garden store lie to the rear.

**Detached Studio: 3.23 x 2.94 plus 3.31 x 1.51 (10'7" x 9'7" plus 10'10" x 4'11")** A custom-built insulated studio providing a contemporary work or leisure space with store alongside. Bi-fold doors open to the garden and there are power points and lighting.



## Services

Mains services: Electricity / Gas / Water / Drainage  
 Heating: Gas Fired central heating,  
 Council Tax: South Oxfordshire District Council  
 Council Tax Band: D  
 EPC Rating: ?

## Viewings

Viewing by prior appointment with Robinson Sherston  
 Watlington office

Tel: **01491 614 000**

Email: [watlington@robinsonsherston.co.uk](mailto: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+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	60
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
WWW.EPC4U.COM		

Approximate Gross Internal Area 1369 sq ft – 127 sq m  
 Ground Floor Area 507 sq ft – 47 sq m  
 First Floor Area 429 sq ft – 40 sq m  
 Loft Area 296 sq ft – 27 sq m  
 Outbuilding Area 137 sq ft – 13 sq m

