






Robinson Sherston









Offers in excess of £350,000 Freehold

7 Hurdlers Green, Watlington OX49 5JD

This semi-detached modern two bedroom cottage is situated in a quiet residential cul-de-sac with south-facing garden and off-road parking. It is well-presented with well-lit rooms including a modern fitted kitchen and a sitting room with in-built solid-fuel stove.

-  Sitting Room
-  Fitted Kitchen/Diner
-  Bathroom
-  2 Bedrooms
-  Garden
-  Ample Parking

A well presented two bedroom home close to the centre of Watlington

-  Town Centre
-  Henley 10 miles R
-  Oxford 15 miles
-  M40 (J5) 2.5 miles
-  Heathrow 32 miles
-  London 45 miles





Description:

This modern semi-detached cottage is situated in an attractive residential cul-de-sac on the edge of Watlington but is no more than a ten-minute walk from the facilities of the High Street.

There is ample off-road parking fronting the cottage and a south-facing garden to the rear. The accommodation is centred around a central staircase and provides a spacious and well-lit reception room that has a solid fuel stove. A similar sized kitchen/dining room lies alongside with French doors leading out to the garden.

On the first floor there are two double bedrooms and a bathroom. The interior is well-presented with modern fittings and excellent daylighting throughout.

The south-facing garden is designed to be low-maintenance with a gravelled surface with some attractive planting and a water feature.

Situation - 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.

Services

Mains services: Electricity / Water / Drainage

Electric Storage heating,

Council Tax: South Oxfordshire District Council

Band: D

EPC rating: D

Viewing

Viewing by prior appointment with Robinson Sherston -Watlington office:

Tel: **01491 614 000**

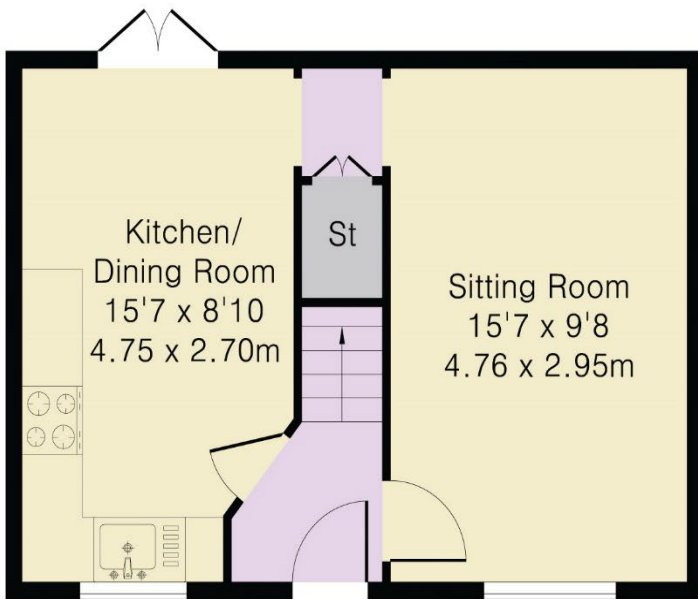
Email: watlington@robinsonsherston.co.uk

Sales Disclaimer

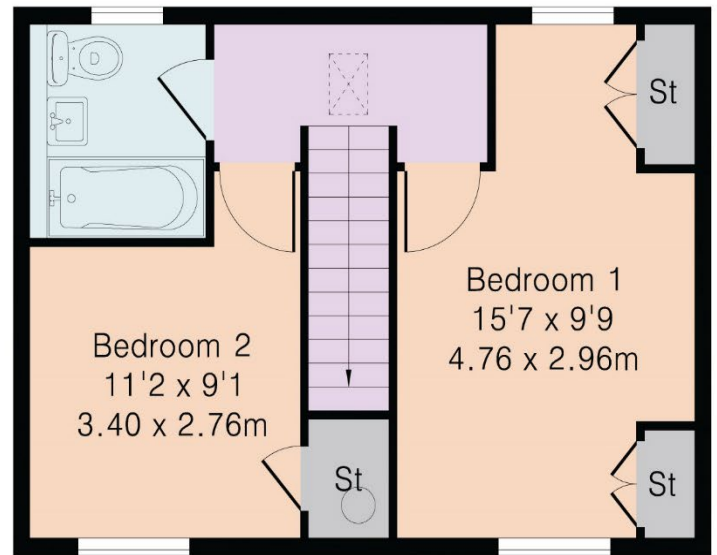
IMPORTANT NOTICE: *Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions 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+)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Approximate Gross Internal Area 678 sq ft – 62 sq m
 Ground Floor Area 339 sq ft – 31 sq m
 First Floor Area 339 sq ft – 31 sq m



Ground Floor



First Floor