












Guide Price
£575,000 Freehold

Garden Cottage
31 Brook Street,
Watlington
OX49 5JH

This delightful period cottage is situated in the centre of the town. Its characterful 18th century interior has recently been restored and upgraded to provide a three-bedroom home of great quality and style.

-  **Sitting Room**
-  **Open Plan Family Room/Kitchen**
-  **3 Bedrooms**
-  **Bathroom**
-  **Cloakroom**
-  **Rear Lobby**
-  **Garden**
-  **Garage**
-  **Off-Road Parking**

A lovely three bedroom period cottage with parking and garage in the town centre

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



Description:

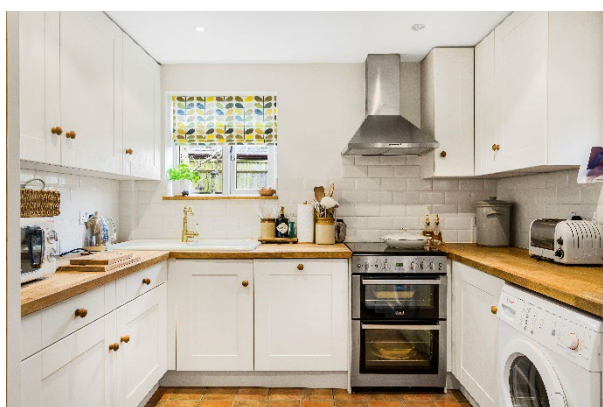
This appealing 18th century cottage has a rendered facade under a slate covered roof and is set back from the road behind an enclosed garden approach.

An attractive low-maintenance garden lies to the rear off which lies a single garage and private parking bay.

The current owners have undertaken a sympathetic restoration of the interior restoring some of the original features and upgrading fixtures and fittings to produce a lovely family home.

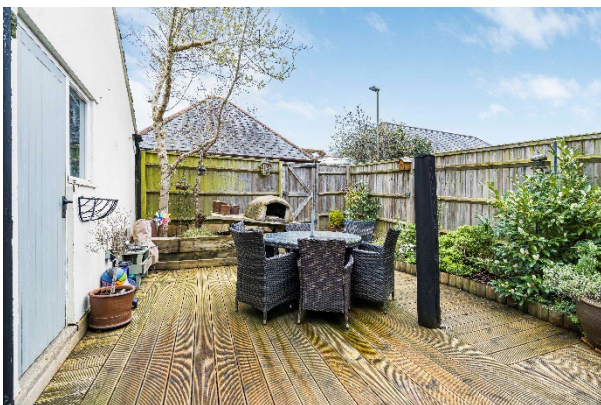
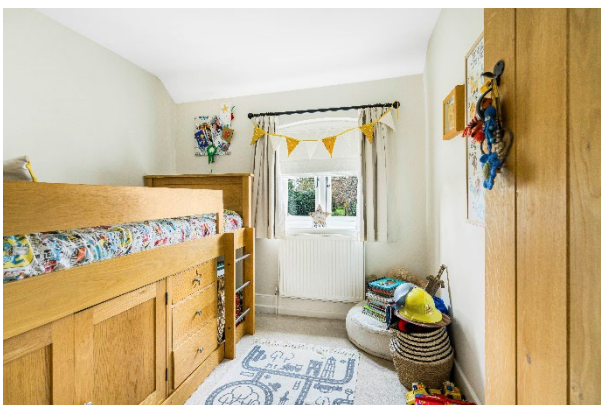
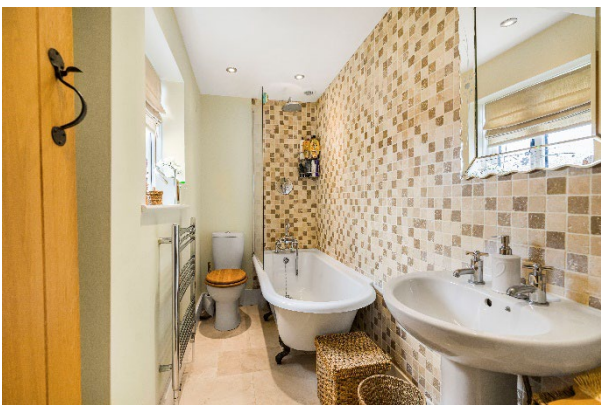
A modern extension to the rear has created an open-plan family kitchen with dining/family area and the sitting room has an oak boarded floor and fireplace with stove.

On the first floor there are three generous bedrooms including a large master bedroom with double aspect.



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



Gardens & Garage

Garden Approach: Enclosed by dwarf rendered walls and accessed via a Victorian cast iron gate. A footpath leads to the front door with planted borders to both flanks.

Single Garage: Approx 5.28m x 2.37m. Having a rendered finish with pitched slate roof. Electric light, power points and metal 'up and over' door. There is a parking bay fronting the garage.

Garden: About 7.25m. Enclosed by close-boarded fencing. There is a raised timber deck and planted borders. A gate to the rear provides rear access to a public footpath. A door leads into the rear of the garage



Services

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

Viewings

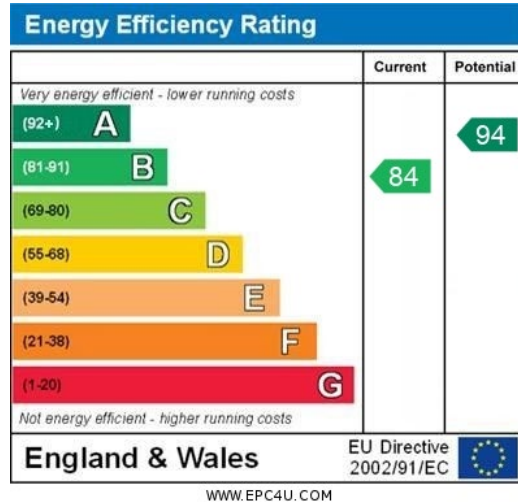
Viewing by prior appointment with Robinson Sherston
 Watlington office

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 1342 sq ft – 125 sq m
 Ground Floor Area 417 sq ft – 39 sq m
 First Floor Area 417 sq ft – 39 sq m
 Second Floor Area 306 sq ft – 28 sq m
 Garage Area 202 sq ft – 19 sq m

