



Guide Price £575,000 Freehold

Pineapple cottage
40 Couching Street
Watlington OX49 5QQ

A grade II listed three-bedroom period cottage dating from the 16th century with beamed interior and a delightful part-walled garden to the rear. The property provides family accommodation and is presented in excellent order throughout.

- Hall
- Reception Room
- Sitting Room
- Study
- Kitchen/Dining Room
- 3 Bedrooms
- Bathroom
- Cellar
- Garden

A delightful
16th century
grade II listed
cottage of
exceptional
charm and
interest

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





The Cottage:

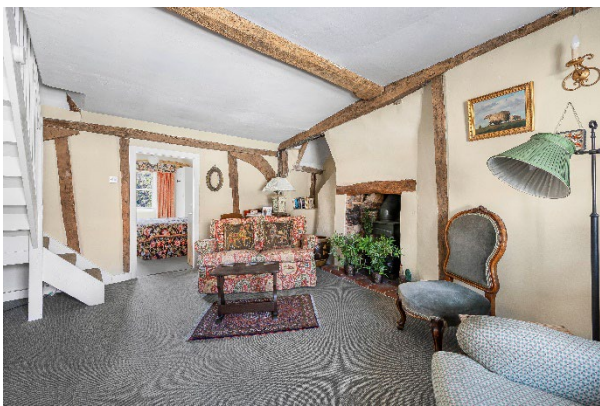
This lovely grade II listed cottage is amongst the oldest remaining residential properties in the town and probably dates to the late 16th century.

It was remodelled in the 18th century and has served as a shop and premises in its most recent history, including a time as a tobacconist and sweet shop. It is unclear as to the origins of its unusual name.

The cottage has changed little over the years and has now reverted to its original wholly residential use. The interior is charming and displays the early origins of the building with its timber frame and early architectural features very much in evidence. To the rear is the most delightful south-east facing part-walled garden.

The interior is surprisingly spacious with the accommodation extending to the attic floor, as well as a cellar. The ground floor reception room with large bay windows and fireplace is spacious and there is also a first floor sitting room, and study on the top floor.

The current arrangement of rooms provides three double bedrooms and a family bathroom but a four-bedroom plan could be provided. This is a property of exceptional charm and interest.



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

Garden: Approximately 15m (49'2) in length

The garden is delightful and has a south-east aspect. It is partially enclosed by an old brick and chalk boundary wall and has a shingle surface with well-stocked raised borders and some attractive mature shrubs and plants including Rose and Wisteria.



Services

Mains services: Electricity / Gas / Water / Drainage

Heating: Gas fired central heating,

Council Tax: South Oxfordshire District Council

Band: B

EPC Rating: Listing exemption

Viewings

Viewing by prior appointment with Robinson Sherston

Watlington office: Tel: **01491 614 000**

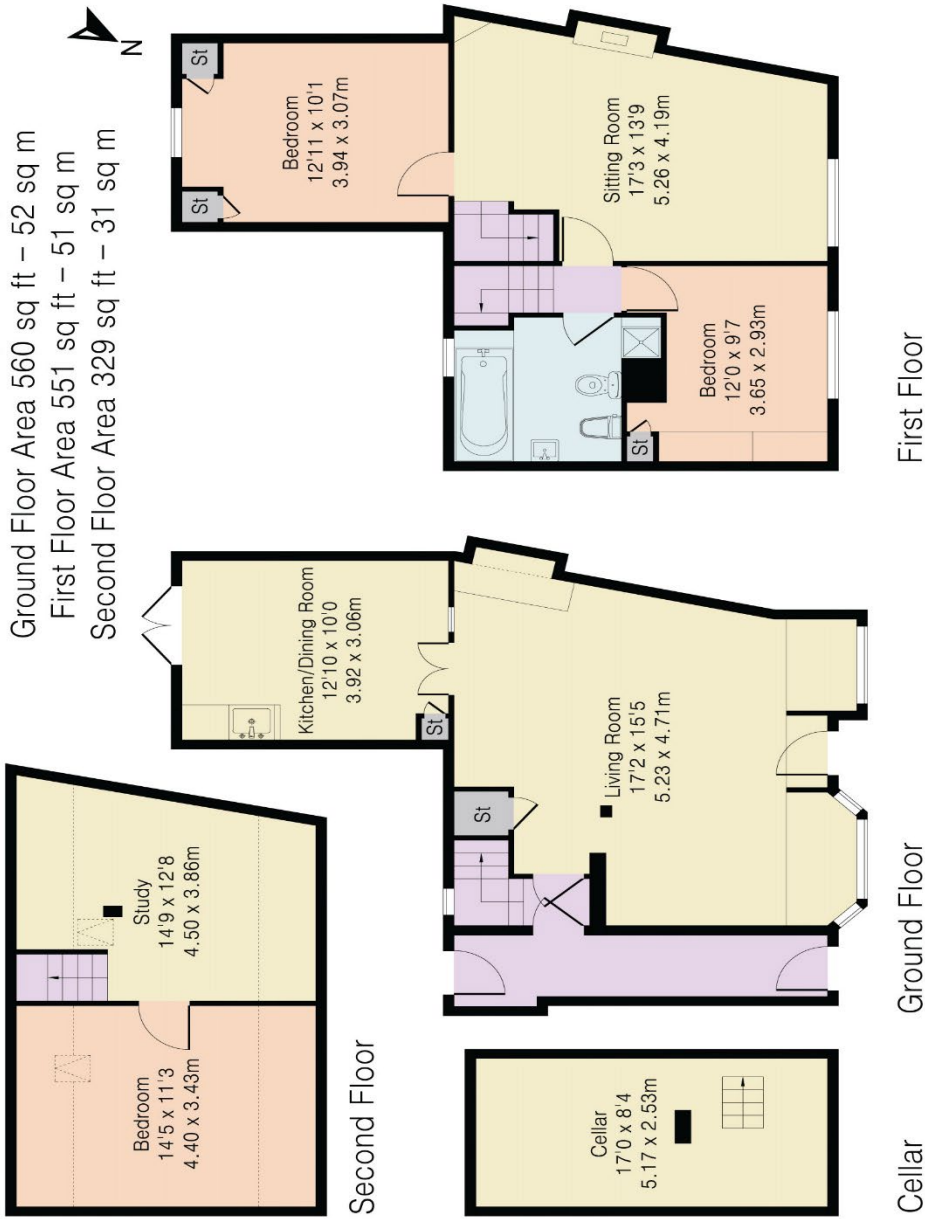
Email: watlington@robinsonsherston.co.uk

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.*



Approximate Gross Internal Area 1581 sq ft – 147 sq m
 Cellar Area 141 sq ft – 13 sq m
 Ground Floor Area 560 sq ft – 52 sq m
 First Floor Area 551 sq ft – 51 sq m
 Second Floor Area 329 sq ft – 31 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)	59	
G	(1-20)		82
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC
WWW.EPC4U.COM			