









## Guide Price £425,000 Freehold

**Scribers Cottage,  
40a High Street  
Watlington OX49 5PY**

This lovely cottage has an appealing period façade with large sash windows and a south-facing aspect. The interior is attractively presented and has surprisingly spacious principal rooms including a well-proportioned sitting room, a fitted kitchen/dining room and two en-suite double bedrooms. The cottage is close to the shops and facilities of the town and also benefits from two freehold parking bays.

-  Entrance Hall
-  Sitting Room
-  Kitchen/Dining Room
-  2 Double Bedrooms
-  2 Bath/Shower Rooms
-  Cloakroom
-  2 Freehold parking bays

A charming period cottage with parking occupying a quiet setting in Watlington High Street

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





## Description:

A charming period cottage occupying a quiet and lovely setting at the bottom of Watlington High Street.

It is terraced and is set well back from the road behind a paved and planted walkway that offers an attractive outlook.

The residential mews, of which it is part, also provides two private parking bays in a private courtyard that lies to the rear.

The interior provides spacious and well-proportioned rooms on two floor levels with large sash windows providing ample natural light.

The sitting room has a south-facing aspect and there is a spacious fitted kitchen to the rear which is sufficiently sized to provide a dining area. On the upper floor there are two double bedrooms, both with en-suite bathrooms.

The position of the cottage means it is exceptionally well-placed for the principal shops and services of the town including the public gardens that lie opposite the cottage.



## Outside:

**Parking:** The property owns 2 parking bays at the rear of the mews.





## Location – 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 to 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/ Gas/ Water/ Drainage

Heating: Gas-Fired central heating,

Local Authority: South Oxfordshire District Council

Council Tax Band: D

EPC Rating: C

## Viewings

Viewing by prior appointment with Robinson Sherston Watlington office



Tel: **01491 614 000**

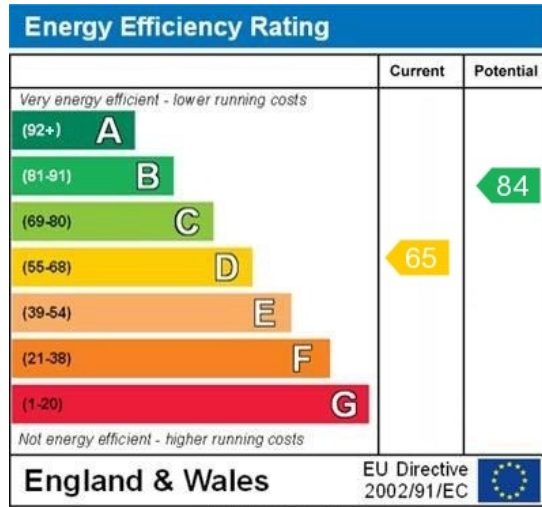
Email: **watlington@robinsonsherston.co.uk**

## 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.*







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Approximate Gross Internal Area 1010 sq ft – 94 sq m  
 Ground Floor Area 505 sq ft – 47 sq m  
 First Floor Area 505 sq ft – 47 sq m

