



## Guide Price

£1,175,000 Freehold

Chiltern Cottage

Britwell Salome,

Watlington OX49 5LH

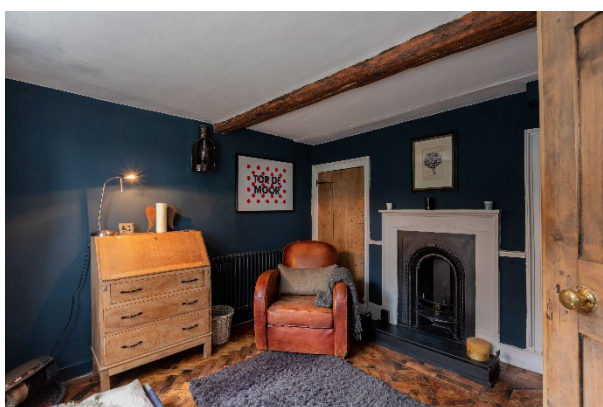
This characterful 18<sup>th</sup> century listed cottage occupies a lovely village setting and benefits from a generous and well-stocked walled garden. Recently refurbished and superbly presented the 18<sup>th</sup> century interior is largely intact and displays some fine period features including an inglenook fireplace, chamfered beams and wooden shutters.

- Dining Hall
- Family Room
- Sitting Room
- Kitchen/Breakfast Room
- 4 Bedrooms
- 2 Bath / Shower Rooms (1 en-Suite)
- Cloakroom
- Cellar
- Garage
- Large Garden

A lovely grade II listed 18<sup>th</sup> century village property with large garden

- Watlington 1.2miles
- Henley 10 miles
- Oxford 17 miles
- M40 (J6) 2.5 miles
- Heathrow 32 miles
- London 45 miles





## Description:

Chiltern Cottage has attractive stone elevations with flint banding and brick quoins under a clay tile roof. It was built in the 18<sup>th</sup> century and was extended later that century with the addition of a two storey extension to the rear and a single storey extension to its flank.

The 18th century interior is largely intact and includes some fine period features including chamfered beams, an inglenook fireplace, and wooden shutters. Of particular note is the attractively proportioned sitting room with generous ceiling height and a lovely farmhouse style kitchen with inglenook fireplace. There is a cellar and a large principal bedroom with en-suite shower room.

There is an integral garage and the most delightful and abundantly stocked walled garden that has been the subject of much re-planning and planting. A stone paved terrace with hot-tub extends from the rear of the cottage to a shaped lawn with deep, well-stocked herbaceous borders and a variety of shrubs and ornamental trees.



## Britwell Salome

Britwell Salome is a very pretty village and occupies a lovely position at the foot of the Chiltern Hills, towards which it enjoys some glorious views and good access to the Ridgeway Path. The village has a fine 12th century church, the reputable Red Lion pub/restaurant and a farm shop. Watlington is not much more than 1.2 miles from the village and provides good local shopping and public amenities. Access to the M40 is about four miles away at Junction 6, providing easy access to the Midlands, London and the regional business centre's of Oxford and High Wycombe. Henley on Thames and Wallingford provide more comprehensive local shopping facilities, including Waitrose and both are no more than 10 miles from the village.



## Outside

**Garage:** Approached from the road via an 'up and over' door. There is internal access to the house, via the kitchen, and a rear window and door to the garden. Lighting and power points.

**Garden:** The garden is mainly enclosed by brick and flint walls and has been the subject of significant re-planning and planting in recent years. A stone paved terrace with fitted hot-tub extends from the rear of the cottage to a large shaped lawn with deep, well-stocked, herbaceous borders and a variety of shrubs, fruit and ornamental trees. A gate at the rear of the garden provides access to a footpath that connects with the village cricket green, recreation ground and pub.



## Services

Mains services: Electricity / water / Drainage  
 Heating: Oil fired central heating,  
 Local Authority: South Oxfordshire District Council  
 Council Tax Band: G  
 EPC: 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.*

**Britwell Salome**

Approximate Gross Internal Area 163.51 sq m / 1760.01 sq ft  
(Excluding Garage & Basement)

Basement Area 20.11 sq m / 216.46 sq ft

Garage Area 16.21 sq m / 174.48 sq ft

Total Area 199.83 sq m / 2150.95 sq ft



Ground Floor

First Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale.