



Guide Price
£450,000 Freehold

11 Chapel Street
Watlington
OX49 5QT

This lovely grade II listed two-bedroom cottage with brick and flint elevations occupies a quiet setting in the centre of the town, less than a two-minute walk from the High Street. The interior has excellent natural lighting and retains much of the original 18th century interior including an inglenook fireplace with bread oven, beamed ceilings and timber framework.

- Sitting Room
- Dining Area
- Kitchen
- 2 Bedrooms
- Bathroom
- Studio/Bedroom Annex
- Garden

A delightful grade II listed period cottage with annex & garden in the centre of Watlington

- 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 period cottage was built in the mid-18th century and has attractive brick and flint elevations set under a clay tile roof. A well-stocked south-facing cottage garden lies to the rear and is a particular feature of the property. In addition there is an insulated brick-built annex with pitched, clay-tile roof at the bottom of the garden that provides a studio/office (or bedroom) together with a shower/cloakroom.

The interior of the cottage has considerable character and displays many of the original 18th century features including an inglenook fireplace with bread oven, beamed ceilings and timber framework. The south-facing rear aspect and multiple window openings ensure that the cottage has good natural lighting on both floors and all the principal rooms enjoy an outlook onto the garden.

On the ground floor a well-proportioned sitting room with inglenook fireplace leads into an open plan kitchen with dining area. A part-glazed door between the two rooms takes you into the garden. Upstairs there is a generously proportioned double bedroom with dual aspect and adjacent bathroom. A further single bedroom lies alongside. There may be an opportunity to convert the large loft space, subject to obtaining the necessary planning and building consents.

The property occupies a quiet lane and is set amongst a number of other cottages of similar style and age. Watlington High Street with its range of independent shops, restaurants and facilities is less than a two-minute walk from the cottage.



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

THE GARDEN: South-facing and a particular feature of the cottage. Shaped brick sett surfaces with raised brick-lined borders are richly stocked with perennials, roses and a wide variety of shrubs, climbing plants and cut hedges. There are a number of seating and dining areas and areas to arrange potted plants and garden ornaments and furniture.

THE ANNEX: An insulated brick-built annex with pitched clay-tile roof lies at the bottom of the garden. It provides a **studio/office/bedroom (2.8m x 1.8m)**. There are power and lighting points and an attendant shower/cloakroom alongside.



Services

Mains services: Electricity / Gas / Water / Drainage

Heating: Gas fired central heating

Council Tax: South Oxfordshire District Council

Band: D

EPC Rating: Listing exemption

Viewings

Viewing by prior appointment with Robinson Sherston

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

Email: watlington@robinsonsherston.co.uk

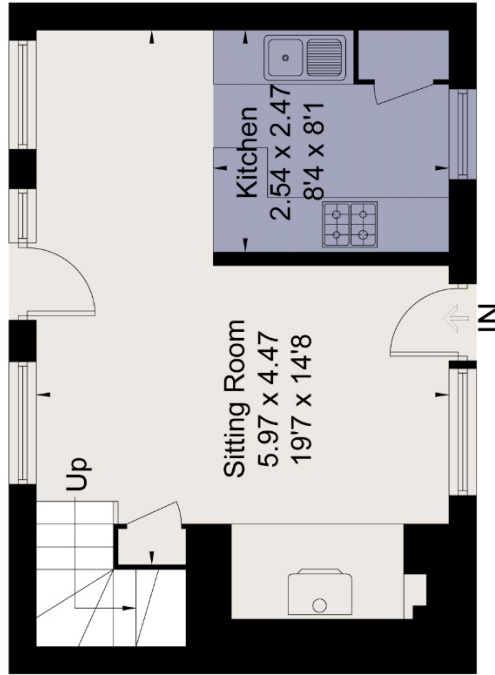
Sales Disclaimer

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.*

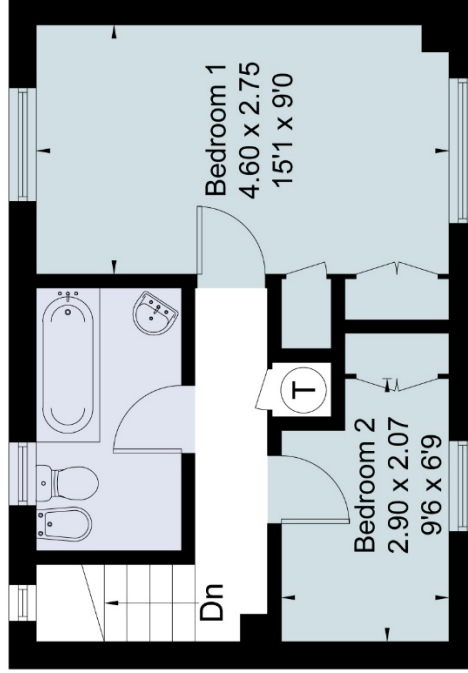




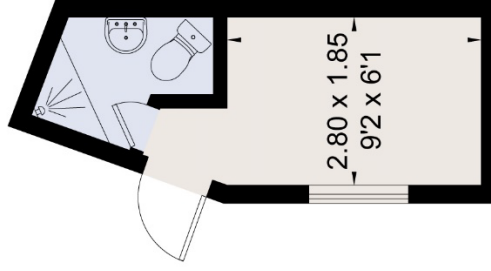
Approximate Area = 60 sq m / 646 sq ft
 Outbuilding = 8.1 sq m / 87 sq ft
 Total = 68.1 sq m / 733 sq ft
 For identification only. Not to scale.
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Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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