



# Robinson Sherston









**Guide Price**  
**£325,000 Freehold**

**6 Church Street**  
**Watlington**  
**OX49 5QP**

This attractive Victorian cottage occupies a quiet residential location in the town centre, just moments from all the principal shops and services. With a characterful and well-presented interior this 2 bedroom cottage features a sitting room with log stove, open plan kitchen/diner and south-facing garden.

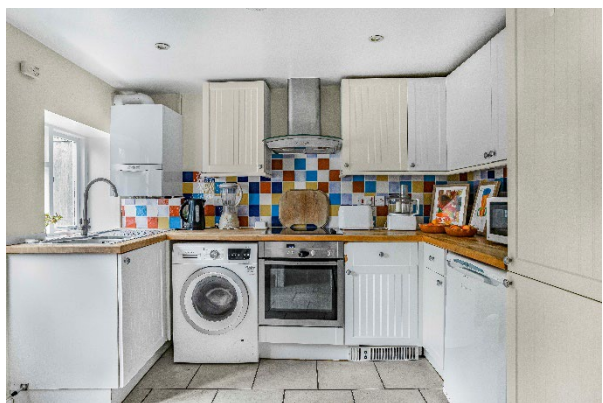
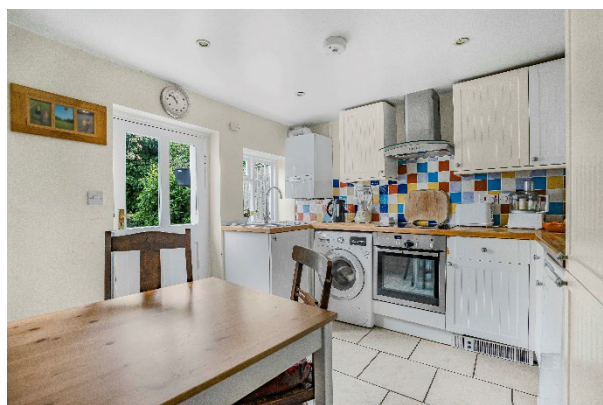
-  Sitting Room
-  Kitchen / Diner
-  2 Bedrooms
-  Bath/Shower room
-  Garden

A delightful 2  
bedroom  
period cottage  
with garden in  
the centre of  
the town

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







## Description

This lovely two-bedroom Victorian cottage forms part of a terrace of similarly styled cottages and has an attractive facade with contrasting brick detailing and sash windows.

The interior is typical of this period with generous ceiling heights and sash windows. The sitting room has a log burning stove and opens into a kitchen/diner. Upstairs there are two bedrooms, a good double room and a single. The bathroom, which also has a fitted shower, lies in between them.

To the rear of the cottage is a pretty, part-walled south-west facing garden.

Church Street is a quiet residential address in the centre of the town, so the principal shops and services are no more than a couple of minute's walk from the property.



## 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: Approx 7m (22'11)**

South-west facing. A patio extends from the back of the cottage to a shaped lawn with a brick and flint boundary wall to the rear. There is a timber-framed garden store and outside water tap.



## Services

Mains services: Electricity / Gas / Water / Drainage

Heating: Gas fired central heating,

Council Tax: South Oxfordshire District Council

Band: D

EPC Rating: C

## Viewings

Viewing by prior appointment with Robinson Sherston

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

Email: [watlington@robinsonsherston.co.uk](mailto:watlington@robinsonsherston.co.uk)

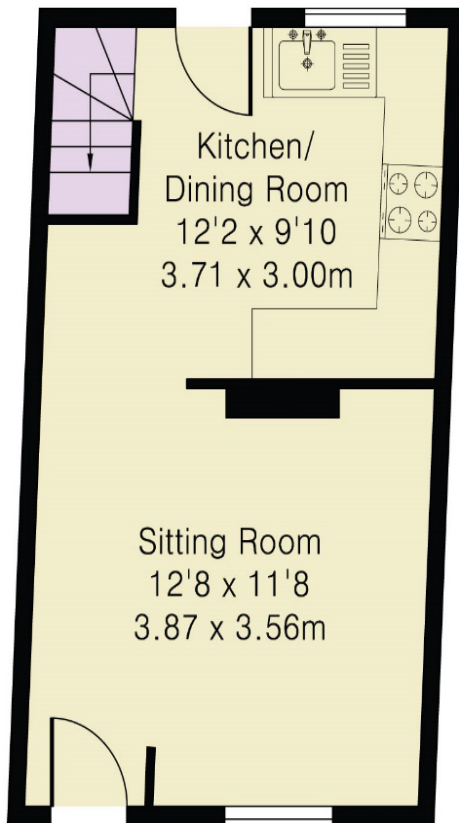
## Sales Disclaimer

*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.*

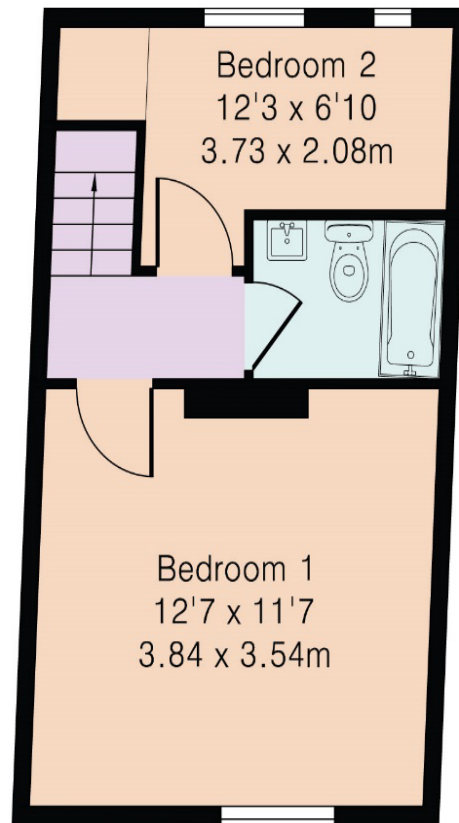


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

Approximate Gross Internal Area 554 sq ft – 52 sq m  
 Ground Floor Area 277 sq ft – 26 sq m  
 First Floor Area 277 sq ft – 26 sq m



Ground Floor



First Floor