



Guide Price
£950,000 Freehold

Bowlers Cottage
18 Watcombe Road
Watlington
OX49 5QJ

An extended Edwardian house providing generous family accommodation and a substantial garden within a five-minute walk of the town centre. Whilst well-maintained the property requires updating but presents a wonderful opportunity to create an individual family home.

- Sitting Room
- Dining Room
- Family Room
- Large family Kitchen
- 4 Double Bedrooms
- 2 Bath/Shower Rooms
- Cloakroom
- Utility Room
- Detached Garage
- Large Garden
- Stores & Workshop

A large detached family house requiring modernisation in the centre of Watlington

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





Description:

This detached Edwardian house occupies a large and quietly positioned plot of about 0.16 acre in the centre of the town.

Although the house appears to be well-maintained it does require updating and as such represents an excellent opportunity to create a home to the buyer's specification.

Large, well-lit rooms are a feature of this property and there is the possibility of further extending the accommodation, subject to obtaining the necessary planning and building consents.

Arranged on two floors there are three generous reception rooms as well as a substantial family kitchen whilst on the first floor all the bedrooms are double sized and most have an attractive open outlook.

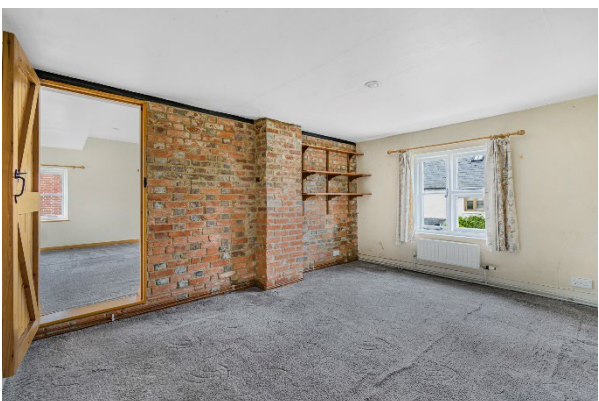
A substantial south-facing garden lies to the rear and flank of the property together with a garage, workshop and store.

Watcombe Road has unadopted status and provides a quiet and attractive setting for a wide variety of cottages and houses, just a short walk from Watlington High Street.



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



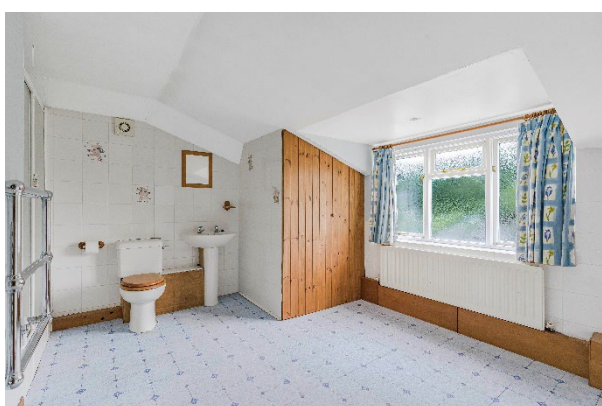


Outside

GARAGE: 5.8m x 3.2m (18'3 x 7'9)

Approached via a driveway that provides off-road parking. The garage is detached with hinged wooden doors and a side door. Power and light points.

GARDEN: A substantial garden lies to the rear and flank of the property and forms the major part of the **0.16 acre plot**. There are lawned areas, mature trees, and a number of beds and borders containing a variety of plants and shrubs. To the rear of the garden there are two timber framed buildings providing a workshop and stores.



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 Gross Internal Area 2036 sq ft – 190 sq m
 Ground Floor Area 945 sq ft – 88 sq m
 First Floor Area 945 sq ft – 88 sq m
 Garage Area 146 sq ft – 14 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	68
B (81-91)	
C (69-80)	
D (65-68)	
E (59-64)	
F (21-58)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC <small>WWW.EPC4U.COM</small>	