



Guide Price
£825,000 Freehold

The Barley Mow
15 High Street,
Watlington
OX49 5PZ

A lovely grade II listed 15th century extended cottage occupying a plot of almost a quarter of an acre in the centre of Watlington. Currently providing 3 bedroom accommodation there are opportunities to remodel and upgrade the fittings subject to planning consents.

- Sitting Room
- Dining Room
- Study
- Family Room
- Kitchen
- 3 Bedrooms
- 2 Bath/Shower Rooms
- Cloakroom
- Utility Area
- Integral Garage
- Substantial Garden
- Stores & Workshop

A grade II listed
15th century 3
bedroom cottage
with substantial
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





Description:

An important 15th century grade II listed cottage and former public house occupying a plot of almost a quarter of an acre in the heart of the town.

The property with its impressive timber framed facade is situated in the High Street and enjoys a driveway, ample parking as well as an attached garage.

Behind the house is a very substantial and beautifully maintained south-facing garden that incorporates an ornamental iron feature and pond.

The cottage is of great interest with its timber framework, jettied first floor, flint-work, fireplaces and other features and characteristics that reflect its long history.

Of particular note is the inglenook fireplace in the sitting room and the fine elaborate timber framework which is particular evident in the large vaulted principal bedroom.

A modern single storey extension to the rear provides additional and versatile accommodation that could be easily re-arranged.



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

Approach & Parking: A tarmac driveway provides access to the garage which has hinged double doors, power and light points. A hard-standing with room for 2 or 3 vehicles lies alongside.

Garden: (Approaching 0.25 ac) The garden approaches a quarter of an acre in size and is accessed directly from the house or via double gates from the driveway. It is mostly laid to lawn and has a number of mature specimen trees and planted beds and borders which are enclosed by high, shaped hedgerows that provide much privacy. An iron ornamental feature centres the garden and there is a shallow ornamental pond to the rear. A large garden store/workshop lies close to the house.



Services

Mains services: Electricity / Gas / Water / Drainage

Heating: Gas fired central heating

Local Authority: South Oxfordshire District Council

Council Tax Band: G

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 2019 sq ft – 188 sq m
 Ground Floor Area 1320 sq ft – 123 sq m
 First Floor Area 587 sq ft – 55 sq m
 Outbuilding Area 112 sq ft – 10 sq m

