



Guide Price
£595,000 Freehold

18 Gorwell
Watlington
OX49 5QD

A bay-fronted Edwardian house requiring updating and with opportunities to extend providing family accommodation and a generous garden within a five-minute walk of the town centre.

- Sitting Room
- Dining Room
- Kitchen
- 3 Bedrooms
- Bathroom
- Glazed Entrance Lobby
- Sizeable Garden
- Private Parking Bay

A semi-detached Edwardian cottage in the town centre with parking & garden

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





Description:

An attractive bay-fronted semi-detached Edwardian three-bedroom cottage occupying a quiet setting in the centre of the town with generous garden and off-road parking.

The cottage has much character and appears to be well-maintained but it does require updating and therefore presents an opportunity to adapt and fit it to the buyer's own requirements.

There are also thought to be opportunities to extend the accommodation, subject to obtaining the necessary planning and building consents.

A sizeable garden lies to the rear and there is also a private parking bay fronting the property.

The quiet but central location of the cottage ensures that the majority of shops and facilities in the town are less than a three-minute 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

Parking: A private parking bay fronts the cottage.

GARDEN: 50.29m x 5.18m (165' x 17') approx: A sizeable south-east facing garden lies to the rear and backs onto public gardens. There are areas of lawn and patio with a variety of flowering shrubs and plants.

Three timber-framed and clad sheds provide storage or potential workshop. A side path gives good access to the front of the property.



Services

Mains services: Electricity / Gas / Water / Drainage

Heating: Gas fired central heating

Local Authority: South Oxfordshire District Council

Council Tax Band: D

EPC Rating: E

Viewings

Viewing by prior appointment with Robinson Sherston

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

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Sales Disclaimer

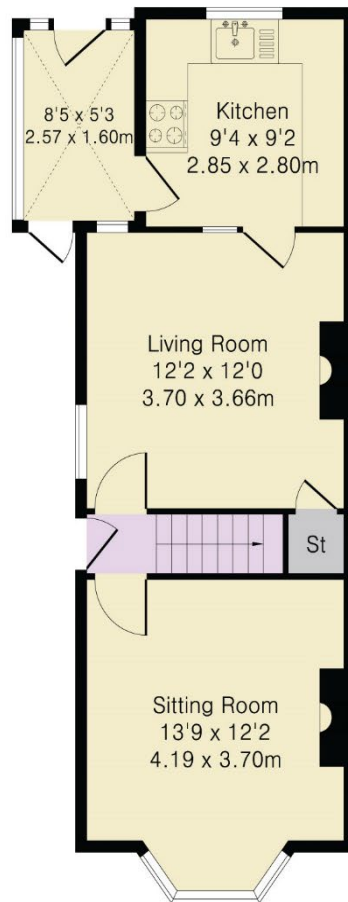
IMPORTANT NOTICE: *Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions 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		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

Approximate Gross Internal Area 904 sq ft – 84 sq m
 Ground Floor Area 477 sq ft – 44 sq m
 First Floor Area 427 sq ft – 40 sq m



Ground Floor



First Floor