



Guide Price
£445,000 Freehold

11 Couching Street
Watlington
OX49 5QF

This refurbished three-bedroom family house has a spacious open-plan reception area and a sizeable conservatory that opens to an attractive west-facing garden. Amongst the recent improvements are a comprehensively fitted kitchen with quartz worktops. Upstairs there are 3 good bedrooms and a refitted bathroom. The house benefits from a garage and allocated parking.

- Entrance Lobby
- Open Plan Sitting Room
- Open Plan Dining Area
- Open Plan Kitchen
- Conservatory
- 3 Bedrooms
- Bathroom
- Cloakroom
- Garden
- Private Parking Bay
- Garage

A modern semi-detached 3 bed house in the town centre with garage, parking & garden

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





Description:

This end of terrace house has been the subject of comprehensive refurbishment works in recent years.

These works included a redesigned open-plan ground floor layout that has created more light and space to this area.

Other works include a complete kitchen and bathroom refit, new double-glazed windows, bespoke wardrobes and storage cupboards and gas central heating with a new boiler. There is a boarded loft.

The result is an attractive and well-finished contemporary home with garage, parking and garden that is within a three-minute walk of Watlington High Street.

Of particular note is the comprehensively fitted kitchen with silestone worktops and a sizeable conservatory that opens to a charming cottage-style garden.



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: An allocated private parking lies alongside the property.

Garage: 5.14 x 2.39 (16'10" x 7'10") Brick built with pitched slate roof, 'up and over' door and personal rear door to the garden. Power and lighting points.

Garden: About 10m (32' 9') : 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.



Services

Mains services: Electricity / Gas / Water / Drainage

Heating: Gas fired central heating

Local Authority: South Oxfordshire District Council

Council Tax Band: D

EPC Rating: C

Viewings

Viewing by prior appointment with Robinson Sherston

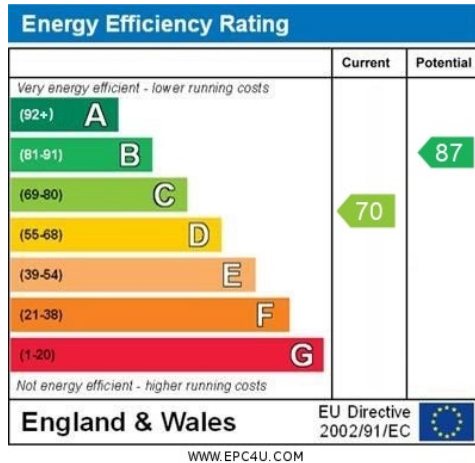
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Sales Disclaimer

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.*





Approximate Gross Internal Area 1092 sq ft – 101 sq m

Ground Floor Area 549 sq ft – 51 sq m

First Floor Area 411 sq ft – 38 sq m

Garage Area 132 sq ft – 12 sq m

