



Bowlers Cottage  
18 Watcombe Road | Watlington | Oxfordshire | OX49 5QJ



# STEP INSIDE

## Bowlers Cottage

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An extended Edwardian detached home located along a private road which is located some five minutes' walk to both the countryside and town centre. In need of considerable modernisation, the property offers the scope to be transformed into a stunning home.

### Ground Floor

**Partly glazed door to entrance hallway.** Stairs to first floor, door to family room.

**Family Room.** Exposed brick work to one wall, fireplace with burner, window to front.

**Sitting Room.** Glazed door from Kitchen to sitting room, a double aspect room with window to front and two windows to side. Glazed door to rear garden. Two radiators. Brick fireplace with burner.

**Dining Room.** Brick fireplace with brick work extending to ceiling, radiator, windows to front and side.

**Kitchen/Breakfast Room.** A spacious kitchen with a range of wooden units. Work surfaces, walk in pantry cupboard, sink unit with mixer tap, space for American fridge/freezer, Stoves gas hob and Stoves oven and grill, windows to rear, range type cooker with double hob and ovens under. Honeywell central heating timer controls. Radiator, tiled splashbacks.

**Utility Room.** Wood textured worksurfaces, fitted units, space appliances, window to rear, radiator, quarry tiled flooring, stable doors to rear garden.

**Downstairs Bathroom.** Low level w.c, panelled bath with mixer tap and shower unit, pedestal washbasin, fully tiled walls, radiator, small recess with shelving, tiled flooring.







## First Floor

### Landing.

Loft access, doors to bedrooms (Excluding bedroom one ) and bathroom.

**Bedroom One.** A triple aspect room with windows to front, rear and side. Radiator.

**Bedroom Two.** Window to rear, radiator, built in cupboard.

**Bedroom Three.** Radiator, window to front, built in cupboard.

**Bedroom Four.** Window to front, radiator, brickwork to one wall, door to bedroom one.

**Bathroom.** A spacious bathroom, low level w.c, washbasin, pedestal wash basin, two heated towel rails, walk-in shower cubicle, window to rear, radiator, tiling to walls, frosted window, extractor fan, airing cupboard.

**Separate W.C.** Low level w.c, wash basin, ½ tiling to walls.







# STEP OUTSIDE

## Bowlers Cottage

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### Outside

**Rear Garden.** Substantial and mature gardens with raised flowering areas. Two large timber sheds, green house, two gated accesses to the front garden. Brick block paved area adjoining the rear of the property. Overall plot size around 0.16 acre. The garden offers the scope with landscaping to provide a beautiful setting for this home. The rear garden offers a southerly aspect.

**Front Garden.** Wrought Iron fencing. Single gate and path to front door. Double gates leads to an area of parking which leads to

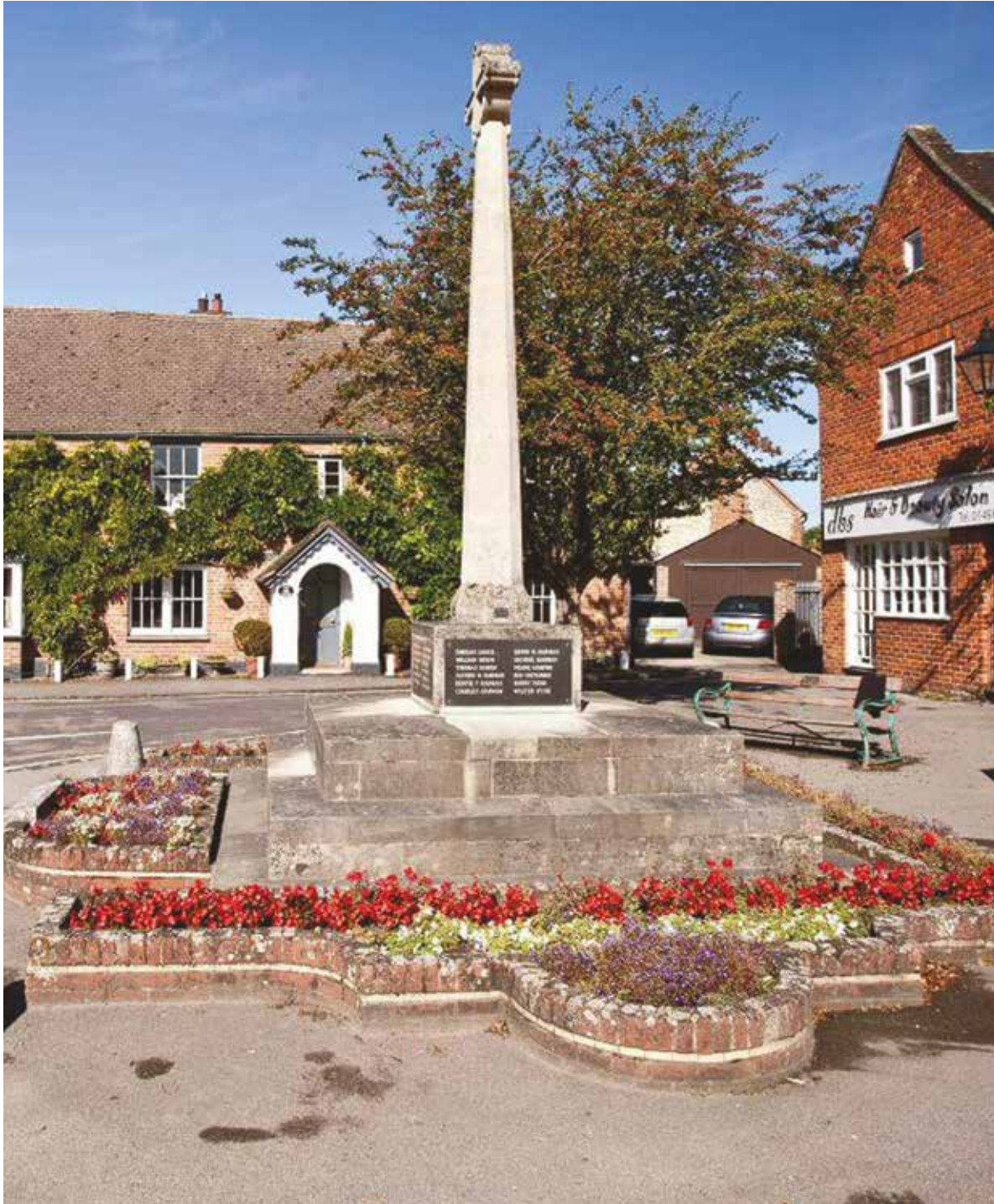
**Detached Garage.** Slate roof, up and over door. Window to side.











# LOCATION

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Watcombe Road, is a private, unadopted road that offers a blend of large detached homes ranging to smaller character properties. The infilling of newer properties has been carried out with the greatest of care. Watcombe Road, is positioned some 5 minutes walk from open fields and countryside and the town centre with it's multiple facilities is located again some minutes' walk away.

Watlington is reputed to be England's smallest town, with origins dating back to the 6th century. The town boasts a range of sports facilities, including football, cricket, tennis, squash, and bowls. It also features a variety of excellent local shops, such as a highly regarded butcher and delicatessen, as well as some outstanding restaurants and pubs.

For families, Watlington offers exceptional educational opportunities. Watlington Primary School and Rainbow Corner Day Nursery and Pre-School have both received 'Outstanding' ratings from Ofsted, while secondary education is provided by the well-respected Icknield Community College.

The Chiltern Hills rise dramatically above the town, providing some of the most stunning landscapes in south-east England. Outdoor enthusiasts, cyclists, and walkers will find plenty to enjoy here, as the Icknield Way (part of the Ridgeway National Trail) passes close to Watlington.









# INFORMATION

## Bowlers Cottage

### Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: E

EPC: F

Property construction: Standard construction

Electricity supply: Mains

Water supply: Mains

Drainage & Sewerage: Mains

Heating: Gas fired central heating

**Broadband** 'Superfast Broadband Speed is available in the area, with predicted highest available download speed 90 Mbps and highest available upload speed 20 Mbps.' We advise you to check with your provider.)

**Mobile signal/coverage:** 4G mobile signal is available in the area - we advise you to check with your provider.)

**Parking:** Off road parking for two cars

**Local Authority:** South Oxfordshire District Council

Whats3Words ///commutes.frown.nitrate

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01865 953 244

### Website

<https://www.fineandcountry.co.uk/oxford-estate-agents>

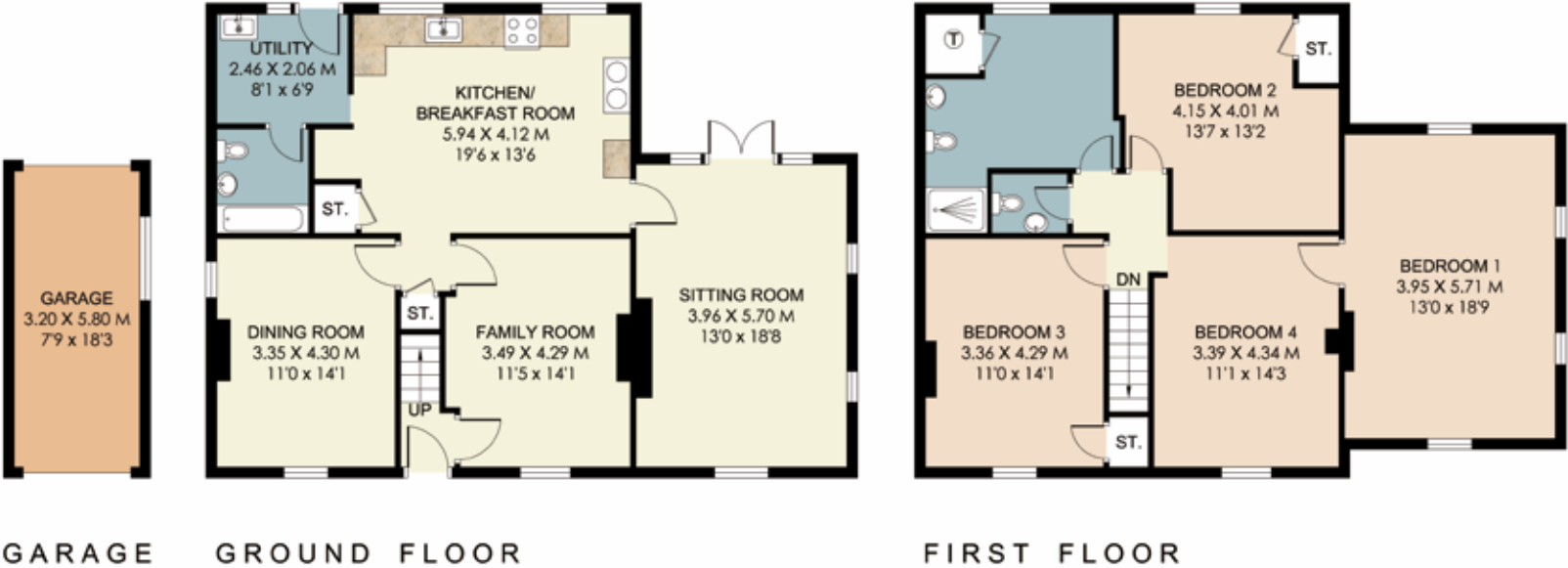
### Opening Hours

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only





BOWLERS COTTAGE, WATLINGTON, OXFORDSHIRE



GROSS INTERNAL AREA: 945 sq ft, 176m<sup>2</sup>  
GARAGE: 146 sq ft, 14m<sup>2</sup>  
TOTAL AREA: 2036 sq ft, 190m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



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