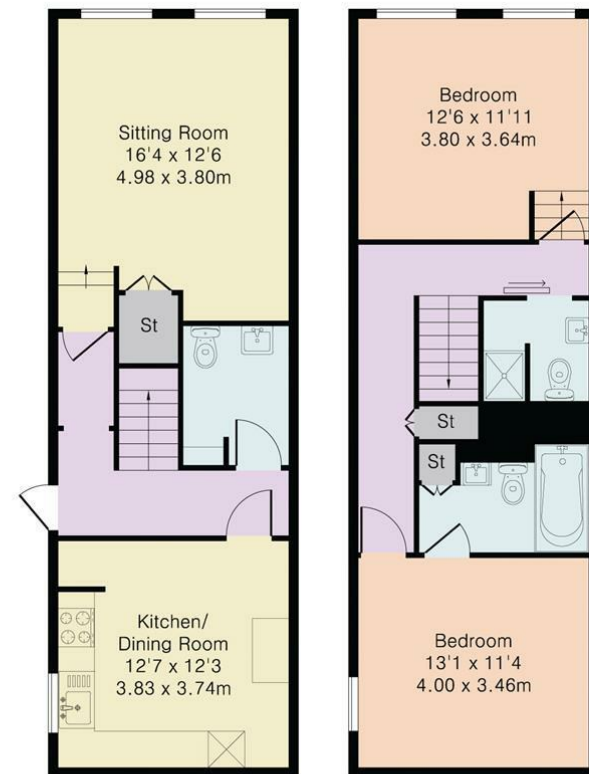
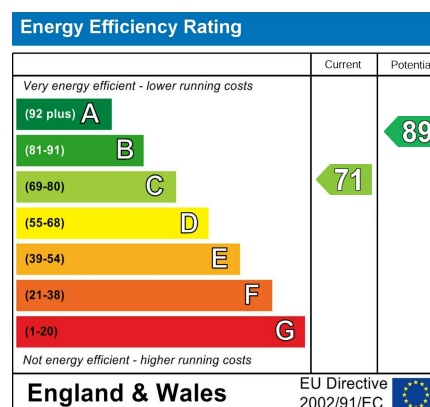


Approximate Gross Internal Area 1010 sq ft – 94 sq m
Ground Floor Area 505 sq ft – 47 sq m
First Floor Area 505 sq ft – 47 sq m



Ground Floor

First Floor



£1700
Per Calendar Month

Scribers Cottage, 40a High
Street Watlington OX49 5PY

A spacious and characterful period cottage occupying a quiet setting in the heart of the town with parking. Available now.

- Quiet central location in the High Street
- Spacious 2 bedroom accommodation
- Well presented and fitted
- Attractive period facade
- Close to shops and services
- 2 Freehold parking bays

A charming period
cottage with
parking occupying
a quiet setting in
Watlington High
Street

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



Description:

A charming period cottage occupying a quiet and lovely setting at the bottom of Watlington High Street. It is terraced and is set well back from the road behind a paved and planted walkway that offers an attractive outlook. The residential mews, of which it is part, also provides two private parking bays in a private courtyard that lies to the rear.

The interior provides spacious and well-proportioned rooms on two floor levels with large sash windows providing ample natural light. The sitting room has a south-facing aspect and there is a spacious fitted kitchen to the rear which is sufficiently sized to provide a dining area. On the upper floor there are two double bedrooms, both with en-suite bathrooms.

The position of the cottage means it is exceptionally well-placed for the principal shops and services of the town including the public gardens that lie opposite the cottage.

Outside

Parking: The property owns 2 parking bays at the rear of the mews.

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.

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

Availability

Available immediately
Unfurnished
Minimum tenancy 12 months
Not suitable for smokers

Deposit amount based on asking price at 5 weeks rental = £1,961.00

Client Money Protection

Client Money Protection:



We are members of the Money Shield Client Money Protection Scheme.
Membership Number: 74683560
Redress Scheme: We are members of The Property Ombudsman Redress Scheme.



Directions

Postcode: OX49 5PY Waht3Words:///realm.comedians.emailled



Viewings

Viewing by prior appointment with Robinson Sherston Henley office.



Tel: 01491 411911
Email: henley@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.