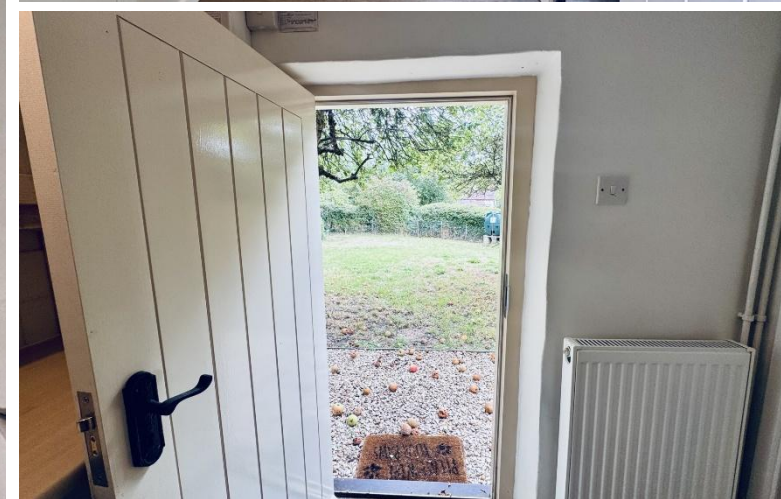




1 Blenheim Road, Shirburn,
Watlington, Oxfordshire, OX49 5DN

 **Griffith & Partners**
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS



DESCRIPTION

In a quiet rural hamlet close to Watlington, a delightful Grade II listed, 19th century, two bedroom, end terrace cottage with large south west facing garden. The property has potential (STPP) to extend.

ACCOMMODATION - GROUND FLOOR:

Front door into:

LIVING ROOM: 4.85m (15'11") x 3.78m (12'5")

A double aspect reception room with windows to the front and rear, open fireplace with a wood burning stove on a slate tiled hearth, stairs rising to the first floor, recessed ceiling down lights, radiator and door to:

KITCHEN: 3.78m (12'5") x 2.26m (7'5")

Fitted with a range of matching wall and base cupboards housing cupboards and drawers, roll edge work surface, inset stainless steel sink/drainage unit with mixer tap, free standing cooker, space and plumbing for other appliances, oil fired central heating boiler, tiled splash backs, recessed ceiling down lights, radiator, window to the side and door to the rear garden.

FIRST FLOOR - LANDING:

Doors to bedrooms, bathroom and airing cupboard housing hot water tank, ceiling light point.

BEDROOM ONE: 3.81m (12'6") x 2.28m (7'6")

Window to the rear, ceiling light point and radiator.

BEDROOM TWO:

Window to the front, ceiling light point and radiator.

BATHROOM:

Fitted with a white suite with panel sided bath and shower mixer tap, pedestal hand wash basin and close coupled WC, ceiling light point and radiator.



OUTSIDE:

The large, private south west facing rear garden, also wraps around to the right is mainly laid to grass with fruit trees and enclosed by wood panel fencing and mature hedging. Gates to the side for access.

SERVICES AND OUTGOINGS:

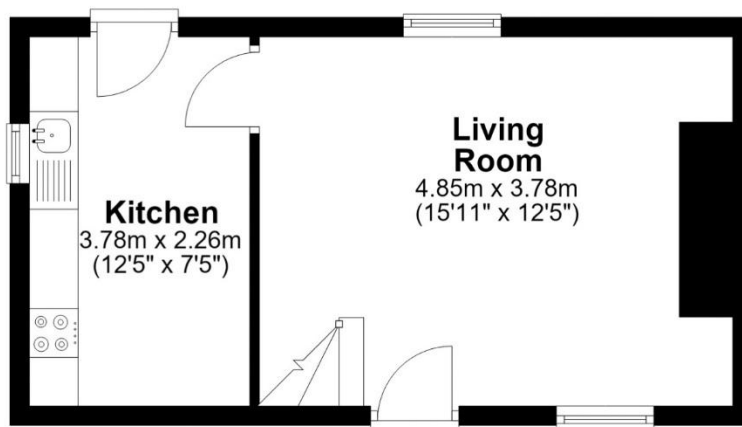
Mains water, drainage and electricity. Oil fired central heating. South Oxfordshire District Council, Tax Band C.

EPC RATING:

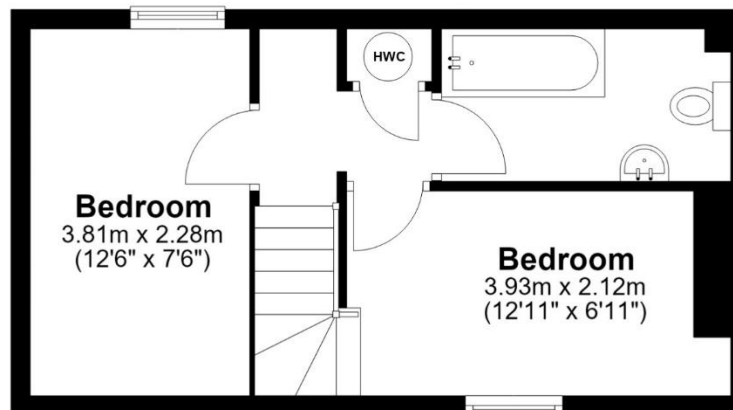
40 E

VIEWING ARRANGEMENT:

Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939522800.



Approx. Floor
Area 294 Sq.Ft.
(27 Sq.M)



Approx. Floor
Area 295 Sq.Ft.
(27 Sq.M)

The approximate total area for the elements of the property represented on the floorplan is 55 SqM (588 Sq.Ft)

Blenheim Road, Watlington, Oxfordshire, OX49 5DN



This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

Disclaimer: It is not our policy to test services and domestic appliances and cannot verify as to their working order. The purchaser should seek expert advice from solicitors/surveyors. Neither these particulars nor oral representation form any part of any contract and their accuracy cannot be guaranteed.

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42 High Street, Watlington
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