



THIMBLES

42 COUCHING STREET ♦ WATLINGTON ♦ OXFORDSHIRE



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M40 (J6) 2.5 miles ♦ Henley on Thames 10 miles ♦ Wallingford
8 miles ♦ Oxford 14 miles ♦ High Wycombe 15 miles ♦ London
45 miles ♦ 25 minute train connection to London, Marylebone
from High Wycombe (Distances and times approximate)

A delightful grade II listed late 16th century house of exceptional charm and interest situated in the centre of the town providing generously proportioned accommodation of some 1700 sq ft together with a Mediterranean style courtyard garden.

- ♦ Sitting Room
- ♦ Family Room
- ♦ Dining Room
- ♦ Fitted Kitchen

- ♦ 4 Bedrooms
- ♦ Bathroom
- ♦ Cloakroom
- ♦ Utility Room

- ♦ Courtyard Garden
- ♦ Gas Fired Central Heating
- ♦ Close Walking Distance of Shops and Amenities



SITUATION

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 all of which are within close walking distance of Thimbles. 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.

PROPERTY DESCRIPTION

The property is timber framed with a brick infill under a clay tile roof and was extensively remodelled in the mid 19th century. The timber framework remains intact and is a particular feature of the house which also boasts a number of fine period fireplaces, boarded floors and latch doors. The ceiling heights are good for a property of this period and the principal rooms are generously proportioned and include a 27' sitting room. There is a recently fitted kitchen with painted wooden cabinets, hardwood worktops and upstands, a separate dining room as well as a family room. The two principal reception rooms and the kitchen open into a charming south facing Mediterranean style courtyard garden with covered access to the street.



The accommodation is arranged as follows (All measurements are approximate):

Ground Floor

Entrance:

Front door to:

Shared Hall (Additional):

Part panelled walls and rear access to garden.

Sitting Room:

26'10" x 14'5" (8.2m x 4.4m)

A substantial room with exposed beams and fireplace (currently sealed). The room is carpeted but is believed to have boarded floors. There is a large picture window with window seat and plantation shutters. French windows lead out to the garden. Steps up and door to:

Family Room:

14'5" x 13'1" (4.4m x 4.0m)

A cosy and characterful room having exposed beams and a fireplace with brick hearth and solid fuel stove. French windows open to the garden. Wood panel door with stained glass insets to:

Dining Room:

11'5" x 8'6" (3.5m x 2.6m)

Having an antique quarry tile floor and exposed beams. A chimney breast recess houses a shelved storage cupboard. Window to garden and wood panel door with stained glass insets to:

Kitchen:

10'9" x 8'2" (3.3m x 2.5m)

Having painted wood faced cabinets with hardwood worktops and upstands. Fitted shelving. Inset sink unit with mixer tap and drainer. Integral dishwasher and space for gas cooking range. Tracked spotlights and part-glazed stable door to the garden.

Utility Room:

8'2" x 7'8" (2.50m x 2.35m)

Custom built painted cabinet to house a washing machine and tumble dryer. Large shelved storage/larder cupboard. Space for large refrigerator. Door to:

Cloakroom:

Low flush WC and washbasin with splashback. Side window and eye level display shelf. Wall light point.

First Floor

Landing:

Fitted book and display shelves. Wall light points. A side window overlooks the garden.

Bedroom 3:

8'10" x 8'10" (2.7m x 2.7m)

Fitted wardrobe with storage locker over.

Bathroom:

Having an oak boarded floor, side window and Velux roof light. Wood panel enclosed bath in wood panelled surround with shelf and mirror over. Corner shower cabinet in tiled surround with glazed screen and door. Low flush WC with concealed cistern and bidet. Heated towel rack and wall light points. Airing cupboard housing gas fired combination boiler and fitted shelving.

Bedroom 2:

13'1" x 10'2" (4.0m x 3.1m)

A charming room with exposed roof timbers and brick lined corner fireplace. Fitted book and display shelves.

Bedroom 1:

13'5" x 12'5" (4.1m x 3.8m)

A sizeable bedroom with corner fireplace having a Georgian grate and painted wooden mantelpiece. Exposed wall and roof timbers. Door to:

Bedroom 4:

13'1" x 11'9" (4.0m x 3.6m)

Approached via the master bedroom. One wall is fitted with full length wardrobes with storage lockers over. Access hatch to the loft.

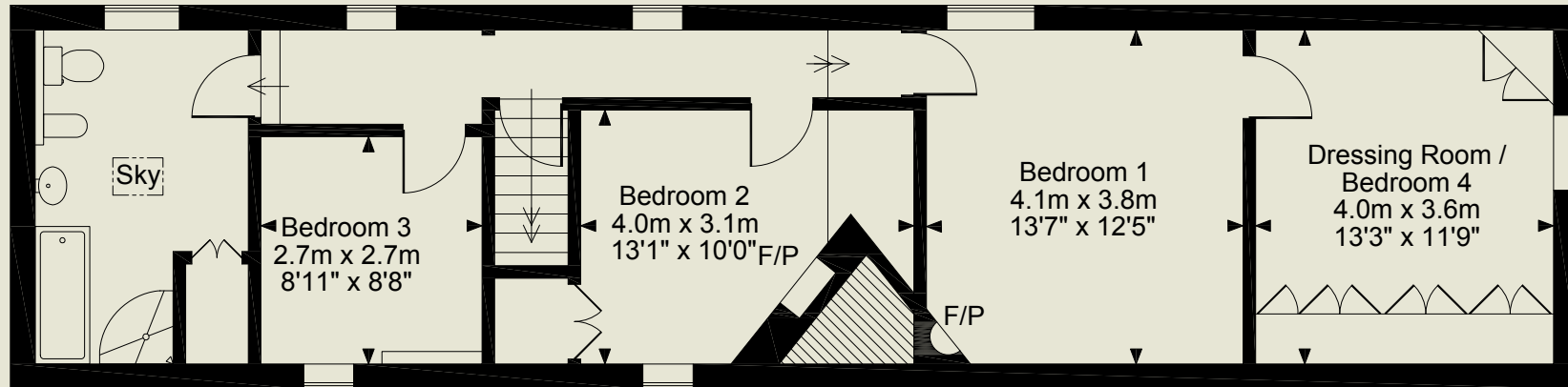
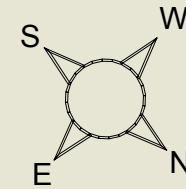
OUTSIDE

A delightful south facing Mediterranean style courtyard garden lies to the side of the house. It may be approached from the kitchen and all the principal reception rooms. A door and shared passageway provides access to the street. The courtyard has a brick paviour surface ideal for potted plants. There is a mature wisteria and other climbing plants that provide an attractive and colourful display in the spring and summer. There is a gated area for bins and outside storage. The courtyard is a wonderful peaceful private space with low hedging, bricked border and a vine giving vibrant colour. The area offers great space for outside dining.

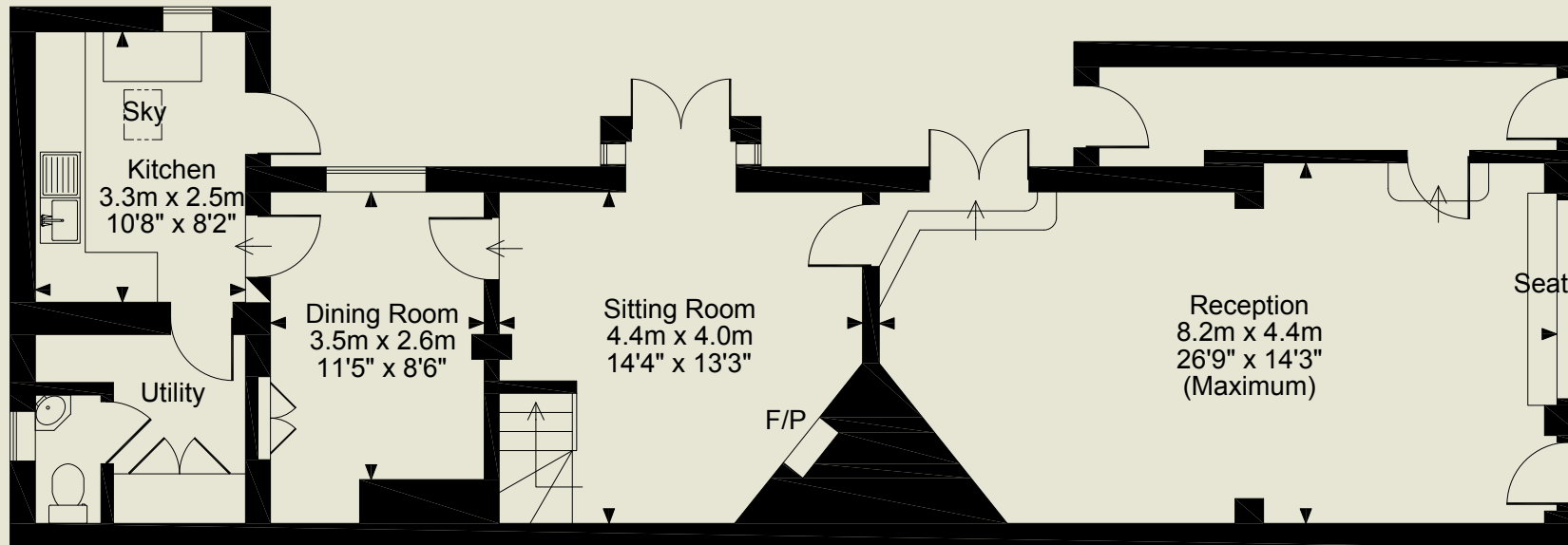




Couching Street, Watlington
Approximate Gross Internal Area
1712 Sq Ft/159 Sq M



First Floor



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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GENERAL INFORMATION

Services: All main services are connected to the property. Central heating and hot water from gas fired boiler.

Postcode: OX49 5QQ

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co or Robinson & Sherston.

DISCLAIMER

N.B. The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co or Robinson Sherston. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



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