



Seymour Green Cottages, Howe Hill, Watlington, OX49 5HE



Seymour Green Cottages, Watlington

On the market for the first time in 100 years, a charming Victorian semi-detached cottage, set in beautiful grounds of c.1.5 acres. The property is quietly positioned in mature grounds that were part of the historic Swyncombe Estate.

Set well back from the lane and approached via a long driveway, with a large garage/store. The property enjoys an exceptional sense of seclusion and tranquillity, with far-reaching views across the surrounding countryside.

The cottage itself retains a wealth of period character and now requires substantial updating and modernisation throughout, presenting significant scope to create a truly special country home.



Tenure - Freehold

Accommodation

Entrance Porch: Flanked by leaded light side windows.

Entrance Hall: Two windows and French doors open to the lean-to garden room at the side. Electric panel heater, internal window.

Garden Room: Set on a brick plinth with a paved base and sliding doors out to the side garden.

Dining Room: Electric panel heater, built-in cupboards.

Rear Lobby: Windows overlooking the garden.

Sitting Room: Two leaded light windows overlook the front gardens, a brick fireplace with paved hearth and wood mantle, two electric heaters, a beamed ceiling and a range of bookshelves. Door to the staircase.





Kitchen/Breakfast Room: Triple aspect with door to the garden. The kitchen has a range of cupboards with worktops, a stainless steel sink, and an electric heater.

Bathroom: Fitted with a white three-piece suite, part tiled walls and a window.

Stairs to the landing.

Bedroom 1: Fitted wardrobes, a leaded window with fabulous views to the front, a hand basin and a bidet.

Bedroom 2: Far-reaching views across open countryside, an airing cupboard housing a hot water tank, and a separate wardrobe.

Bedroom 3: Leaded window out to the front, a range of cupboards and wardrobes.

Outside

Property is approached over a long drive that runs past the cottage to a parking area. There are mature trees with a lawn in front of the cottage. The lawn also extends across the side and to the rear, interspersed with established shrubs, plants and a paved terrace. Beyond the rear garden, there is a small paddock with a field store.

Large Outbuilding: In poor condition, with a central garage, flanked by stores which also continued to the rear of the garage. Further grounds to the far side of the garage, established trees, abutting acres of countryside beyond. Across from the front garden is a further area of gardens with box hedging, planting, shrubs, hedge borders and stunning views across the surrounding countryside.



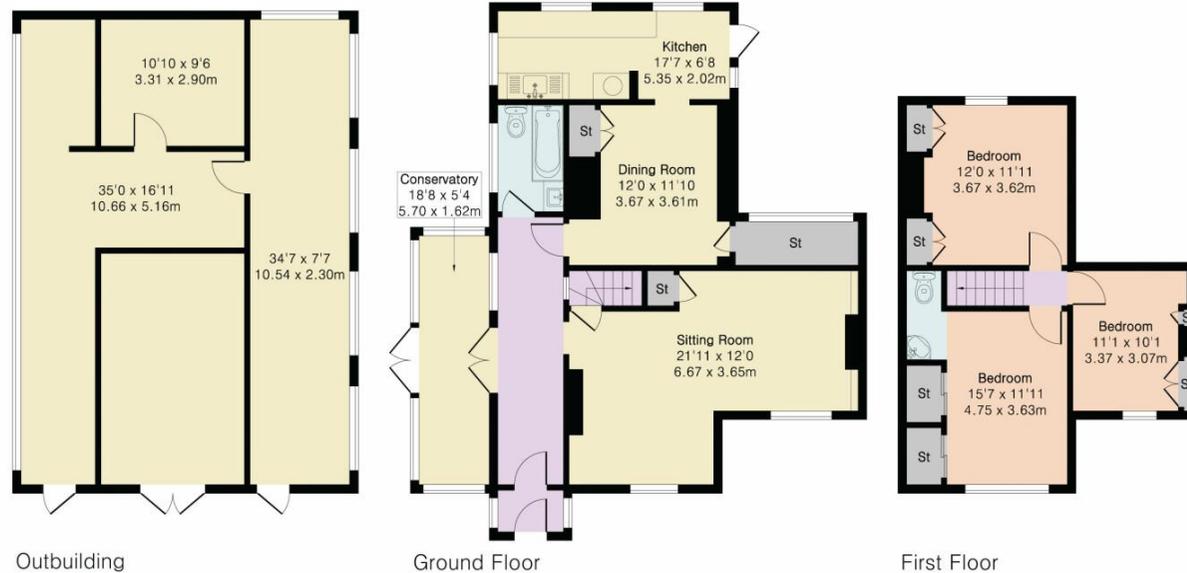
Approximate Gross Internal Area 1336 sq ft - 124 sq m (Excluding Outbuilding)

Ground Floor Area 886 sq ft – 82 sq m
First Floor Area 450 sq ft – 42 sq m
Outbuilding Area 870 sq ft – 81 sq m



Directions:

Leave Wallingford via the High Street, cross the bridge into Crowmarsh Gifford, follow the road to the large roundabout and take the 3rd exit onto Crowmarsh Hill/A4130. Continue to follow A4130, turn left onto Huntercombe End, turn left towards B481, turn left onto B481, and



Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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