



2 Court Close, Watlington,  
Oxfordshire, OX49 5BJ

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



**DESCRIPTION**

One of only two individually designed detached family homes with well proportioned accommodation and located in a quiet close on the edge of the town yet within a few minutes walk of the schools, shops and amenities.

**ACCOMMODATION - GROUND FLOOR:**

Storm porch with clay tiled roof and glazed wooden front door to:

**HALLWAY:** 6.3m (20'8") Max x 4.5m (14'9") Max

Double glazed window to the front, doors to the cloakroom, study and kitchen/family room, double doors to large cloak cupboard and sitting room, stairs rising to first floor with storage cupboard below, limestone effect ceramic tiled floor, recessed ceiling down lights, power points, telephone point, wiring for CCTV and radiator.

**CLOAKROOM:**

Double glazed obscured glass window to the front, fitted with a white suite comprising close coupled WC and wall mounted hand wash basin, limestone effect ceramic tiled floor, recessed ceiling down lights and radiator.

**STUDY:** 3.5m (11'6") x 2.5m (8'2")

Double glazed window to the front, ceiling light point, power points, telephone point and radiator

**DRAWING ROOM:** 6.4m (21'0") x 3.5m (11'6")

A good size double aspect reception room with double glazed window to the side and double doors to the rear garden, marble fireplace with inset Dimplex Opti-myst electric fire, recessed ceiling down lights, television aerial point, power points, radiators and double doors to:

**KITCHEN/FAMILY ROOM:** 8m (26'3") x 4.8m (15'9")

A perfect space for today's modern living, a large open plan room with kitchen area fitted with a range of Oak faced wall and base units and central island, granite work surfaces and upstand, sink unit with mixer tap, ceramic tiled splash backs, inset 5 ring gas hob with extractor hood over, built in electric double oven, integrated dishwasher, tower fridge/freezer, under unit lighting, recessed ceiling down lights, power points, radiators, limestone effect ceramic tiled floor, Velux roof lights, three sets of double glazed doors opening to the rear garden and door to the utility room. The room has plenty of space for table, chairs and additional lounge furniture.

**UTILITY ROOM:** 3.5m (11'6") x 1.6m (5'3")

Double glazed window to the side, fitted with Oak fronted cupboards, roll edge work surface, inset stainless steel sink unit with mixer tap, washing machine and tumble dryer, wall mounted gas central heating boiler, limestone effect ceramic tiled floor, ceiling light point, power points, water softener and door to:

**OFFICE/PLAYROOM:** 6.1m (20'0") x 2.2m (7'3")

Double glazed window to the front, fitted shelving and cupboards to one wall, recessed ceiling down lights, telephone point, power points and radiator.

**FIRST FLOOR - LANDING:** 6.1m (20'0") x 2.8m (9'2")

A large open galleried landing with split staircase, doors to all five bedrooms, family bathroom and airing cupboard with large pressurized water tank and slatted shelving, recessed ceiling down lights, power point and hatch with ladder and light to a very large boarded loft space which could be converted into extra accommodation.



**MASTER BEDROOM:** 5m (16'5") x 3.7m (12'2")

Double room with double glazed window to the front, door to walk in wardrobe with double glazed obscured glass window to the side, drawers, hanging space and ceiling light point, door to gentleman's wardrobe with drawers and hanging space, television aerial point, ceiling light point power points and radiator. Door to:

**EN SUITE BATHROOM:** 3m (9'10") x 2m (6'7")

Double glazed obscured window to the front, fitted with a white suite of panel sided bath with mixer tap and hand held shower attachment, glazed walk in shower cubicle, pedestal hand wash basin and close coupled WC, ceramic tiled walls and floor, two wall mounted chrome towel radiators and recessed ceiling down lights.

**BEDROOM TWO:** 5.4m (17'9") x 4.4m (14'5") Max

Double bedroom with double glazed window to the rear, doors to large wardrobe with drawers and hanging space, ceiling light point, power points and radiator. Door to:

**EN SUITE SHOWER ROOM:** 2.4m (7'10") x 1.5m (4'11")

Fitted with a white suite of glazed walk in shower cubicle, pedestal hand wash basin and close coupled WC, ceramic tiled floor and part-tiled walls, wall mounted chrome towel radiator and recessed ceiling down lights.

**BEDROOM THREE:** 4.4m (14'5") x 2.8m (9'2")

Double room with double glazed window to the front, doors to large wardrobe with drawers and hanging space, ceiling light point, power points and radiator.

**BEDROOM FOUR:** 3.3m (10'10") x 3.1m (10'2")

Double room with double glazed window to the rear, ceiling light point, power points and radiator.

**BEDROOM FIVE:** 3.8m (12'6") x 3.1m (10'2")

Double room with double glazed window to the rear, ceiling light point, power points and radiator.

**FAMILY BATHROOM:** 2.7m (8'10") x 2m (6'7")

Double glazed obscured glass window to the side. Fitted with a white suite of panel sided bath with mixer tap and hand held shower attachment, walk in shower cubicle, pedestal hand wash basin and close coupled WC, ceramic tiled walls and floor, wall mounted chrome towel rail and recessed ceiling down lights.



**OUTSIDE:**

The property is approached over a brick paved driveway and footpath leading to the front door. Landscaped lawn area with flower beds, parking for two cars, outside security light and side gate for access to the rear garden.

A well proportioned rear garden which has been smartly landscaped by the current owners to provide paved seating and dining areas, a well kept shaped lawn, flower and shrub borders, raised vegetable beds and garden shed, outside lighting, tap and securely enclosed by close boarded fencing.

**GARAGE:** 6.1m (20'0") x 2.8m (9'2")

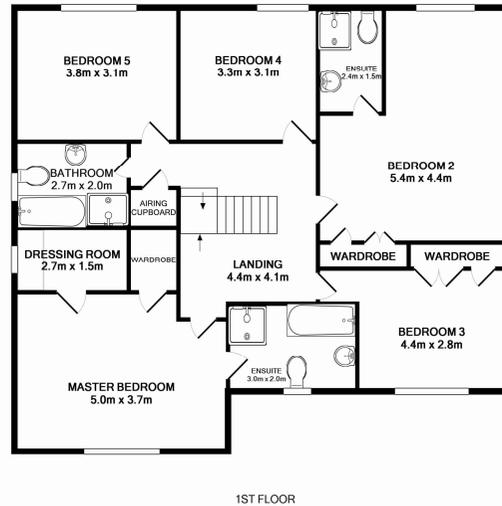
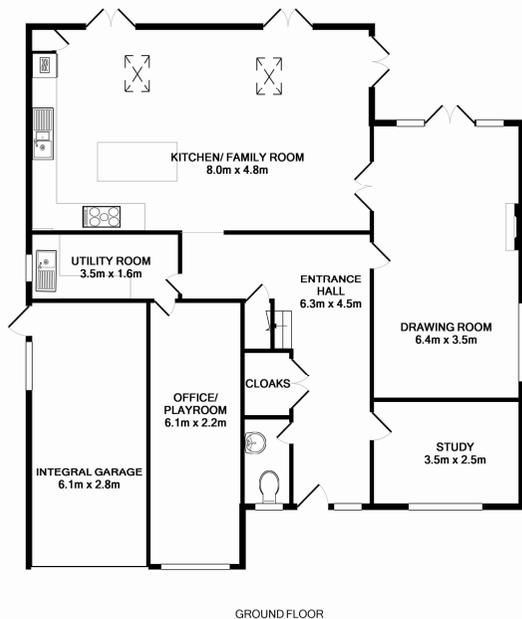
Integral single garage with up and over door, personal door and window to the side, ceiling strip light, power points and electric consumer unit for the property.

**SERVICES AND OUTGOINGS:**

Mains water, drainage, gas and electricity. Gas central heating. Telecoms subject to reulations.

**VIEWING ARRANGEMENT:**

Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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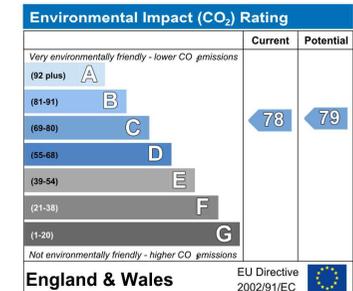
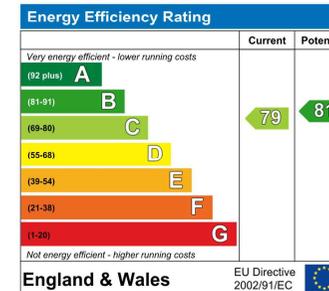
## Energy Performance Certificate



2 Court Close  
WATLINGTON  
OX49 5RB

Dwelling type: Detached house  
Date of assessment: 25 September 2008  
Date of certificate: 26 September 2008  
Reference number: 2258-6070-6281-5518-2064  
Total floor area: 216 m<sup>2</sup>

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	120 kWh/m <sup>2</sup> per year	115 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.3 tonnes per year	4.1 tonnes per year
Lighting	£155 per year	£103 per year
Heating	£428 per year	£436 per year
Hot water	£141 per year	£141 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.  
For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

**NB:** The floor plan is included as a service to our clients and is intended as a guide to layout only.

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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