



Swan House, 12b Cuxham Road,
Watlington, Oxfordshire, OX49 5JW

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



DESCRIPTION

Swan House is a much loved home that would now benefit from updating and possibly extending STPP, its location in the town within easy walking distance to shops, schools and amenities as well as its spacious driveway, double garage and mature garden makes the property and very attractive onward move.

ACCOMMODATION - GROUND FLOOR:

Part glazed front door into:

HALLWAY:

Doors to the cloakroom, living room, dining room and kitchen/breakfast room. Stairs rising to the first floor with storage cupboard below, parquet flooring, ceiling light point and radiator.

CLOAKROOM:

Wall mounted hand wash basin and close coupled WC, tiled floor, ceiling light point and radiator.

LIVING ROOM: 4.5m (14'9") x 4.4m (14'5")

Double aspect reception room with double glazed window to the front and sliding doors to the rear terrace, fire place with a marble and wooden surround, parquet flooring, ceiling light point and radiator.

DINING ROOM: 4.4m (14'5") x 2.9m (9'6")

Another double aspect reception room with double glazed windows to the front and rear, parquet flooring, ceiling light point and radiator.



KITCHEN/BREAKFAST ROOM: 4.5m (14'9") x 4m (13'1")

Fitted with a range of matching wall and base units housing cupboards and drawers, block edge work surfaces, inset 1.5 bowl composite sink/drainage unit with mixer tap, space for electric cooker with extractor hood over, space and plumbing for washing machine and dishwasher, space for fridge/freezer and tumble dryer, oil central heating boiler, tiled splash backs and floor, recessed ceiling down lights, double glazed window to the rear and double glazed window and half glazed door to the side.

FIRST FLOOR - LANDING:

Galleried landing with doors to all four bedrooms, family bathroom and airing cupboard housing hot water tank, hatch with ladder to boarded loft space, ceiling light point and radiator.



BEDROOM ONE: 4.4m (14'5") x 3.89m (12'9")

Double aspect double room with double glazed windows to the front and rear, fitted wardrobes to one wall with folding doors, ceiling light point, radiator and door to:

EN SUITE SHOWER ROOM:

Fitted with a suite comprising large walk in shower, pedestal hand wash basine and close coupled WC, ceiling light point, radiator and double glazed window to the front.

BEDROOM TWO: 4.2m (13'9") x 2.44m (8'0")

Double room with ceiling light point, radiator and double glazed window to the front.

BEDROOM THREE: 3m (9'10") x 3m (9'10")

Double aspect double room with double glazed windows to the side and rear, ceiling light point and radiator.

BEDROOM FOUR: 2.7m (8'10") x 2m (6'7")

Single room with ceiling light point, radiator and double glazed window to the rear.

BATHROOM:

Fitted with a matching suite comprising panel sided bath with shower mixer tap, pedestal hand wash basin and closed coupled WC, ceiling light point, radiator and Velux roof light.

OUTSIDE:

The front is bordered by a dwarf brick wall topped with iron railings and a gate leading to the front door. Matching double gates to the side lead onto the gravelled driveway providing parking for a number of cars.

Adjacent to the house is a paved terrace with steps up to the lawn bordered with flower beds, mature shrubs and trees. Summer house with small patio in front.



GARAGE:

Double garage with two up and over doors to the front, personal door to the side, power and light. The pitch is high enough to provide plenty of storage.

SERVICES AND OUTGOINGS:

Mains water, drainage and electricity. Oil central heating. Telecoms subject to regulations. South Oxfordshire District Council - Tax Band F.

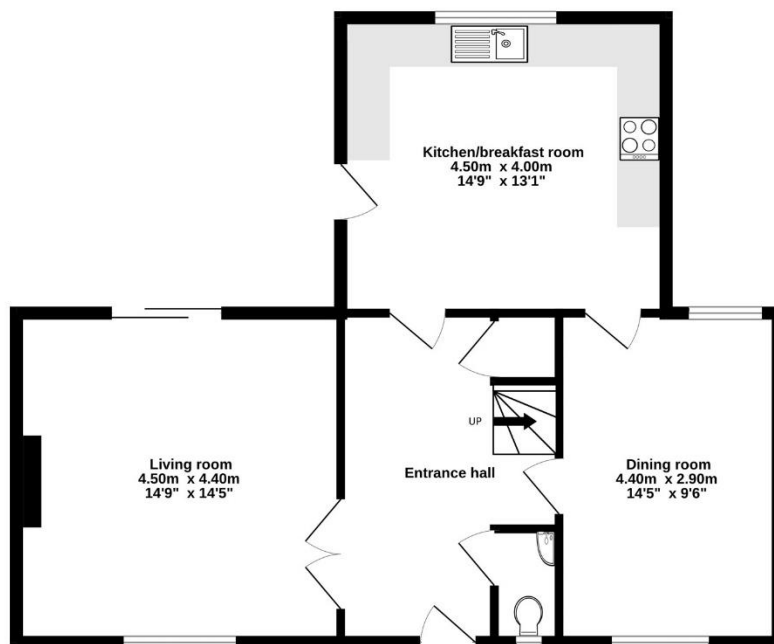
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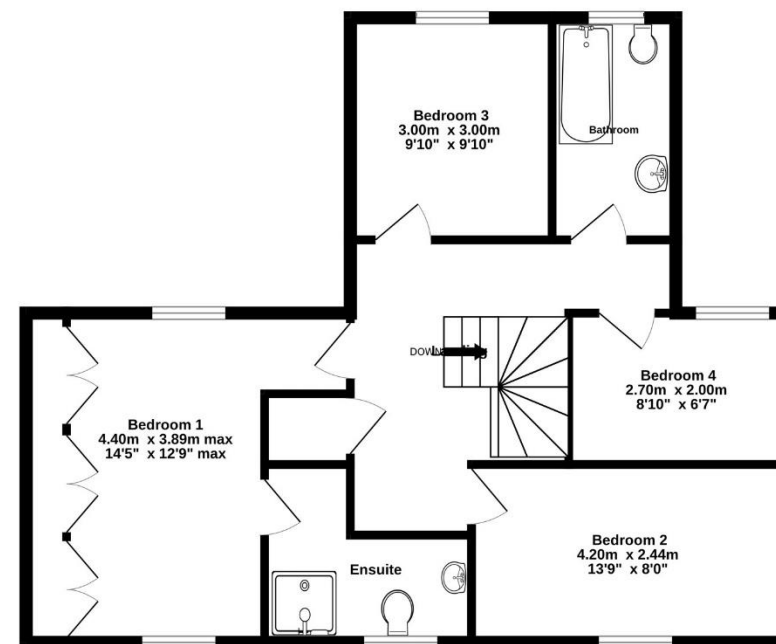
VIEWING ARRANGEMENT:

Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939/522800.

Ground floor



1st floor



TOTAL FLOOR AREA : 128.0 sq.m. (1378 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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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