



Rose Cottage, 1 Pyrton Lane,
Watlington, Oxfordshire, OX49 5LX

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



DESCRIPTION

A delightful and deceptively spacious three bedroom cottage set in a lovely location in Watlington. In addition to three bedrooms, the property benefits from two bathrooms, a large sitting room and separate dining room, study, large kitchen. Pretty cottage garden, parking and garage.

ACCOMMODATION - GROUND FLOOR:

Half glazed front door to:

STORM PORCH:

Quarry tiled floor, windows to either side and obscured glass part glazed front door to:

SITTING ROOM: 6m (19'8") x 3.2m (10'6")

A good size reception room with windows either side of the front door overlooking the garden, wood burning stove in a brick built fireplace, ceiling light points, power points, television aerial point, radiator, stairs rising to the first floor, door to kitchen and arch way to:

DINING ROOM: 3.5m (11'6") x 3m (9'10")

Window to the rear and part glazed door to rear driveway and garage, recessed ceiling down lights, power points, radiator and door to:

STUDY: 3m (9'10") x 2.1m (6'11")

Window to the rear, recessed ceiling down lights, power points and radiator.



KITCHEN: 4.5m (14'9") x 2.9m (9'6")

Fitted with a range of cream shaker style wall and floor units housing cupboards and drawers, wood effect work tops, inset 1½ bowl stainless steel sink unit, inset gas hob with oven beneath and extractor over. integrated dishwasher, washing machine fridge and freezer, ceiling spot lights, power points, radiator, ceramic tiled splash backs, Terracotta style ceramic tiled floor and windows to the front and rear.

FIRST FLOOR - LANDING:

Doors to all three bedrooms and bathroom, ceiling light point.

BEDROOM ONE: 3.5m (11'6") x 2.9m (9'6")

A double aspect, double bedroom with windows to the front and the side, fitted wardrobe, eaves storage cupboard, hatch to loft space, ceiling light point, power points and radiator.



BEDROOM TWO: 3m (9'10") x 2.7m (8'10")

A double bedroom with dormer window, inset ceiling spotlights, power points, radiator and door to:

EN SUITE SHOWER ROOM: 3m (9'10") x 1.4m (4'7")

Fitted with a white suite comprising shower cubicle with pivot doors and thermostatic shower, pedestal hand wash basin and low level WC. Shaver socket and light, recessed ceiling down lights, radiator and obscured glass window to the rear

BEDROOM THREE: 3.6m (11'10") x 2.4m (7'10")

A small bedroom with ceiling light, power points, radiator and window to the front.

BATHROOM: 2.4m (7'10") x 2.4m (7'10")

Fitted with a free standing roll top resin bath with Victorian-style shower mixer tap, pedestal hand wash basin and close coupled WC, large over stairs storage cupboard, hatch to loft space, ceiling light point, radiator and window to the front.

OUTSIDE:

To the front, Rose Cottage boasts a very pretty cottage garden which is mainly laid to lawn with mature fruit trees and attractive flower beds. Patio area with pathway leading to the front gate all enclosed by mature hedging and panel fencing. To the rear of the property lies a gated off street parking area for a couple of cars in front of the garage.



GARAGE: 6m (19'8") x 2.9m (9'6")

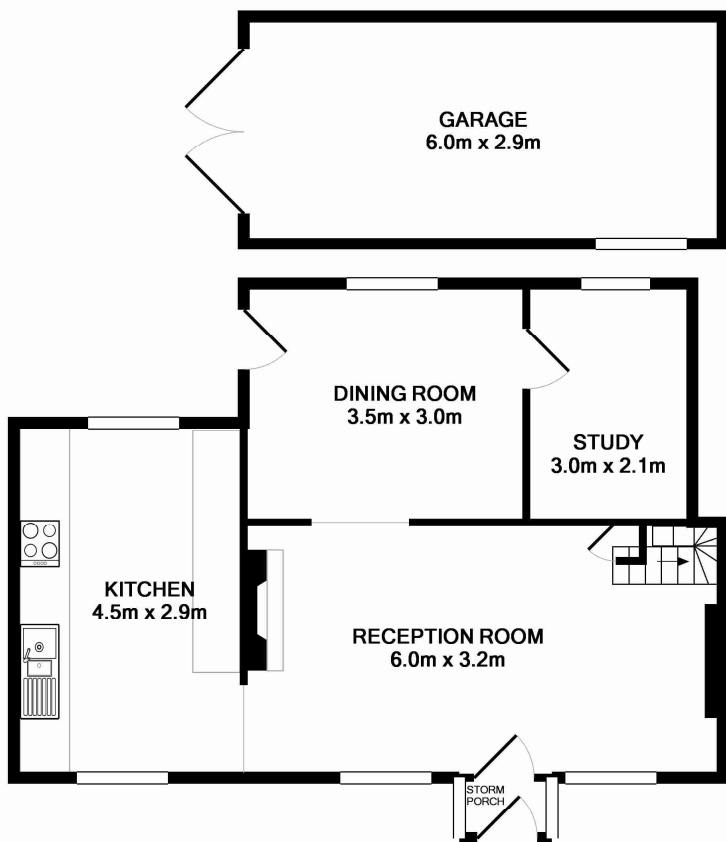
Single garage with double doors to the front, storage space in the roof, power and light.

SERVICES AND OUTGOINGS:

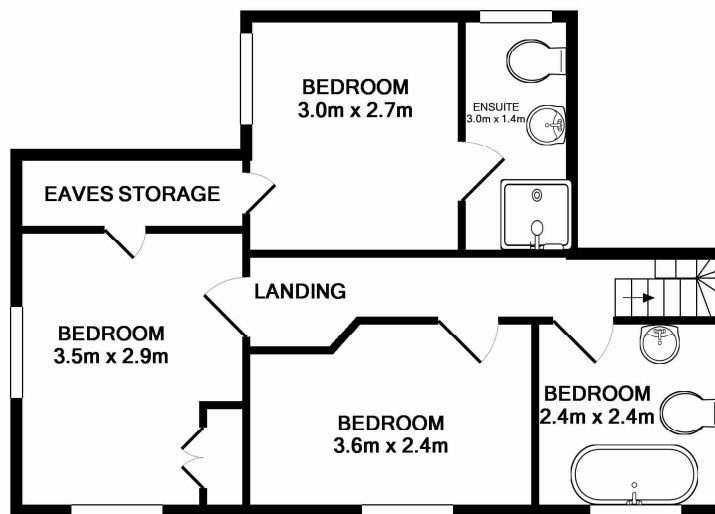
Mains drainage, water, electricity and gas. Gas central heating. Telecom subject to connection. South Oxfordshire District Council, Tax Band D (£1652.54 2016/17).

VIEWING ARRANGEMENT:

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



GROUND FLOOR



1ST FLOOR

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

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