



Brook House, 48 Brook Street,
Watlington, Oxfordshire, OX49 5JH

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



DESCRIPTION

Brook House is a beautiful family home, extended & refurbished to a very high standard throughout with spacious accommodation comprising modern open plan living/dining & kitchen, snug/study, utility, cloakroom, 4 bedrooms, 2 bathrooms, south facing garden, double garage & parking. No onward chain.

ACCOMMODATION - GROUND FLOOR:

An Oak frame portico with a tiled roof and Oak front door with glazed insert into:

HALLWAY:

Doors to cloak cupboard, snug/study, kitchen and living room, stairs rising to the first floor with small storage cupboard below, original parquet flooring, power points, recessed ceiling down lights, radiator and window to the side.

SNUG/STUDY: 3.39m (11'1") x 3.99m (13'1")

A spacious additional reception room with brick built fireplace with wooden mantle and a tiled hearth, original parquet flooring, picture rails, book/display shelves, power points, wall light points, radiator, window to the front and French doors to opening to the rear garden.

KITCHEN/BREAKFAST ROOM: 3.81m (12'6") x 6.56m (21'6")

A well appointed modern kitchen fitted with a range of matching wall and base units housing cupboards and drawers, wood block work surfaces, up stands and breakfast bar, Belfast sink with mixer tap, range cooker with extractor fan over and brushed stainless steel splash back, integrated fridge/freezer and dishwasher, stone tiled floor, power points, recessed ceiling down lights, television aerial point, large full length glazed double doors to the side, full length glazed windows to the rear and open plan to:

DINING AREA: 3.84m (12'7") x 3.08m (10'1")

Spacious everyday or formal dining space with stone tiled floor, power points, recessed ceiling down lights, ceiling light points, radiators, door to the utility room, large full length glazed double doors and windows to the rear garden and large opening to the sitting room.

UTILITY ROOM:

Base cupboard unit, roll edge work surface, inset stainless steel sink/drain unit with mixer tap, space for washing machine and tumble dryer, wall mounted central heating boiler, stone tiled floor, power points, recessed ceiling down lights, radiator, window to the rear, part glazed door to the side and door to:

CLOAKROOM:

Fitted with a white suite of wall mounted hand wash basin and close coupled WC, stone tiled floor, recessed ceiling down light and obscured glass window to the side.

LIVING ROOM: 5.71m (18'9") x 4.74m (15'7")

Open fireplace with a log burner sat on a granite hearth, original parquet flooring, power points, recessed ceiling down lights, ceiling light point, television aerial point, windows to front, original parquet flooring and door to the entrance hall.

FIRST FLOOR - LANDING:

Doors to all four bedrooms, family bathroom and airing cupboard, hatch to loft space, recessed ceiling down lights, power points and window to the front.

MASTER BEDROOM ROOM: 3.06m (10'0") x 5m (16'5")

A spacious bedroom with three double built in wardrobes with shelving and hanging storage, recessed ceiling down lights, power points, radiator, window to rear and door to:



EN SUITE BATHROOM: 2.38m (7'10") x 3.54m (11'7")

Smartly fitted with a contemporary white suite of free standing double ended bath, large walk in glazed shower cubicle, wall mounted vanity hand wash basin and close coupled WC, wall mounted television and heated towel radiator, tiled floor with under floor heating, part tiled walls, recessed ceiling down lights, illuminated mirror and Velux roof light.

BEDROOM TWO: 4.42m (14'6") x 3.99m (13'1")

Double aspect double room with windows to front and rear, two double wardrobes, ceiling light points, power points and radiator.

BEDROOM THREE: 3.02m (9'11") x 3.07m (10'1")

Double room with ceiling light point, power points, radiator and window to the front.

BEDROOM FOUR: 2.95m (9'8") x 3.12m (10'3")

A generous size single room with eaves storage cupboard, ceiling light point, power points, radiator and window to rear..

FAMILY BATHROOM: 2.49m (8'2") x 3.75m (12'4")

Smartly fitted with a contemporary white suite comprising free standing double ended bath, walk in shower cubicle, wall mounted vanity hand wash basin and close coupled WC, heated towel radiator, tiled floor with under floor heating and part tiled walls, recessed ceiling down lights, illuminated mirror and Velux room light.

OUTSIDE:

An attractive frontage to the property with painted wrought iron railings on a dwarf brick wall in front of a mature manicured hedge, The property is accessed thorough a painted wrought iron gate onto a stone paved pathway leading to the front door and to both sides for rear garden access, areas of lawn and slate covered beds with mature shrubs and trees. The generously sized private South facing rear garden is mainly laid to lawn with two stone paved terraces, raised beds, mature trees, shrubs and hedging, brick and fenced borders, personal door to the garage and gate to the parking area. Large garden shed with a slate tiled roof. Outside lighting and tap.

GARAGE AND PARKING. 5.17m (17'0") x 5.29m (17'4")

Double garage has up and over doors to the front, light, power and spacious fully boarded roof space with ladder access. Parking in front of the garages for two cars. The garage and parking is accessed via Lilacs Place.

SERVICES AND OUTGOINGS:

Mains water, drainage, gas and electricity. Gas central heating. Telecom subject to regulation. South Oxfordshire District Council - Tax Band E.

EPC RATING:

69 -C

VIEWING ARRANGEMENT:

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



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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