



7 Barnacre, Watlington,  
Oxfordshire, OX49 5JP

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



#### DESCRIPTION

Situated at the end of a small cul de sac with views over adjoining meadows, a smartly presented semi detached house with accommodation comprising sitting room, 2 conservatories, smart, well appointed kitchen, 3 bedrooms and bathroom. Mature landscaped gardens, garage and parking.

#### ACCOMMODATION - GROUND FLOOR:

Part glazed UPVC front door into:

#### SITTING ROOM: 4.72m (15'6") x 4.22m (13'10")

Stone fireplace with open fire, stairs rising to the first floor with large under stairs storage cupboard, ceiling light point, radiator, window to the front and panel glazed double doors to:

#### KITCHEN: 4.72m (15'6") x 3.8m (12'6")

A very smart space fitted with a range of matching wall and base units to three walls and an island comprising cupboards and drawers, block edge work surfaces, white composite sink/drain unit with mixer tap, built in oven with ceramic hob and extractor over, integrated dishwasher and fridge/freezer, space and plumbing for washing machine, tiled splash backs and floor, recessed ceiling down lights and under unit lighting, radiator, window to the rear, glazed double doors to the dining room and garden room conservatories.

#### DINING ROOM: 2.39m (7'10") x 2.72m (8'11")

Conservatory 1, to the rear of the property, of UPVC construction on a dwarf brick wall, tiled floor, electric panel heater, ceiling light point, ceiling blinds and double doors to the side.

#### GARDEN ROOM: 2.39m (7'10") x 3.7m (12'2")

Conservatory 2, to the side of the property, looking across the garden, of UPVC construction on a dwarf brick wall, tiled floor, electric panel heater, ceiling light fan, ceiling and window blinds, double doors to the front.

#### FIRST FLOOR - LANDING:

Doors to all three bedrooms, bathroom and airing cupboard, hatch with ladder to part boarded loft space, ceiling light point, window to the side with far reaching views across adjacent countryside.

#### BEDROOM ONE: 2.76m (9'1") x 4.18m (13'9")

Double room with fitted wardrobes, storage cupboards, drawers, dressing and bedside tables, ceiling light point, radiator, laminate wood flooring and window to the front.



**BEDROOM TWO:** 2.89m (9'6") x 3.18m (10'5")

Double room with built in double wardrobe, ceiling light point, radiator, laminate wood flooring and window to the rear.

**BEDROOM THREE:** 1.89m (6'2") x 3.22m (10'7")

Single bedroom with a built in raised bed, desk and large storage cupboard, ceiling light point, radiator and window to the front.

**BATHROOM:**

Fitted with a white suite comprising panel sided bath with shower mixer tap and shower curtain over, vanity hand wash basin and close coupled WC, tiled walls, laminate wood flooring, recessed ceiling down lights, radiator and window to the rear.

**OUTSIDE:**

The front of the property is enclosed by white picket fencing with a gate to the front and to the side, mainly laid to lawn with planted flower bed.

The private rear garden is beautifully landscaped with lawn, mature tree, shrub and flower borders, a raised composite decked seating area, stone rockery, water feature and pond, paved terrace with secondary seating/dining space, securely enclosed by brick and stone walls and a gate to the front.

**GARAGE AND PARKING:** 2.53m (8'4") x 4.58m (15'0")

Single garage with up and over door to the front. Parking for 2/3 cars.

**SERVICES AND OUTGOINGS:**

Mains water and electricity. Air source heat pump heating system. South Oxfordshire District Council, Tax Band D.

**EPC RATING:**

71 C

**VIEWING ARRANGEMENT:**

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



The approximate total area for the elements of the property represented on the floorplan is 104 SqM (1123 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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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