



Brook Cottage, 22 Brook Street,
Watlington, Oxfordshire, OX49 5JH

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

**DESCRIPTION**

A charming attached 18th century Grade II listed cottage built of brick & flint under a clay tiled roof with a more recent rear studio extension. The accommodation comprises sitting room with part glazed vaulted ceiling, two bedrooms, kitchen, bathroom, pretty gardens and a large timber framed garage.

ACCOMMODATION - GROUND FLOOR:

Part glazed Oak door to:

SITTING ROOM: 6m (19'8") x 3.3m (10'10") Max

A most attractive and delightful room with high vaulted ceiling with conservatory roof segment at garden end, Oak roof trusses and supports, double Oak framed patio doors to the rear garden, Oak window to the side and Oak close boarded floor, Open to:

KITCHEN: 2.5m (8'2") x 2.3m (7'7")

Ceramic tiled floor, fitted stainless steel range/sink unit with four ring gas hob, stainless steel splash back, extractor unit above with oven and grill below, sink bowl, mixer tap, drainer, dish rack and utensil shelf, cupboard below, hard wood work top, space for fridge, base cupboard with canteen drawer and sliding stainless saucepan shelves. Ceramic tiled splash backs, wall mounted Vaillant combi-boiler, fitted corner shelves and high level wall cupboards. Door to:

**BATHROOM:**

White suite comprising wash basin with mixer tap and large wall mirror above, panelled bath with mixer tap, shower above and side screen, low level WC, vertical wall radiator/towel rail, ceramic tiled floor and ceramic tiled splash backs, walls and surrounds. Window to the side.

INNER LOBBY:

Stairs rising to the first floor with storage area below and door to:



BEDROOM ONE: 4.4m (14'5") x 3.5m (11'6") Max

Low painted beam ceiling, chequered quarry tiled floor, windows to the front with shutters.

FIRST FLOOR - DRESSING AREA/STUDY: 2.5m (8'2") x 1.9m (6'3")

Quaint dormer leaded light window with shutters to the front, exposed beams, and door to:

BEDROOM TWO: 3.7m (12'2") x 3.1m (10'2")

Leaded light dormer window with shutters to the front.

OUTSIDE:

The property is approached through a wrought iron picket gate. Pretty cottage garden with beech hedge, honeysuckle, rose bushes and shrub border. Pathway to side with solid lockable gate giving access to paved pathway with a high brick and flint wall running down one side leading to the entrance and rear garden.

REAR GARDEN:

External lighting on sensors to side and rear. Sheltered southerly facing attractively designed split level cottage style garden with paved patio, brick retaining walls capped with stone enclosing planters, stone step up to circular paved terrace with slate and random slabs for pots, outside tap and door to:

GARAGE: 6.1m (20'0") x 5.4m (17'9")

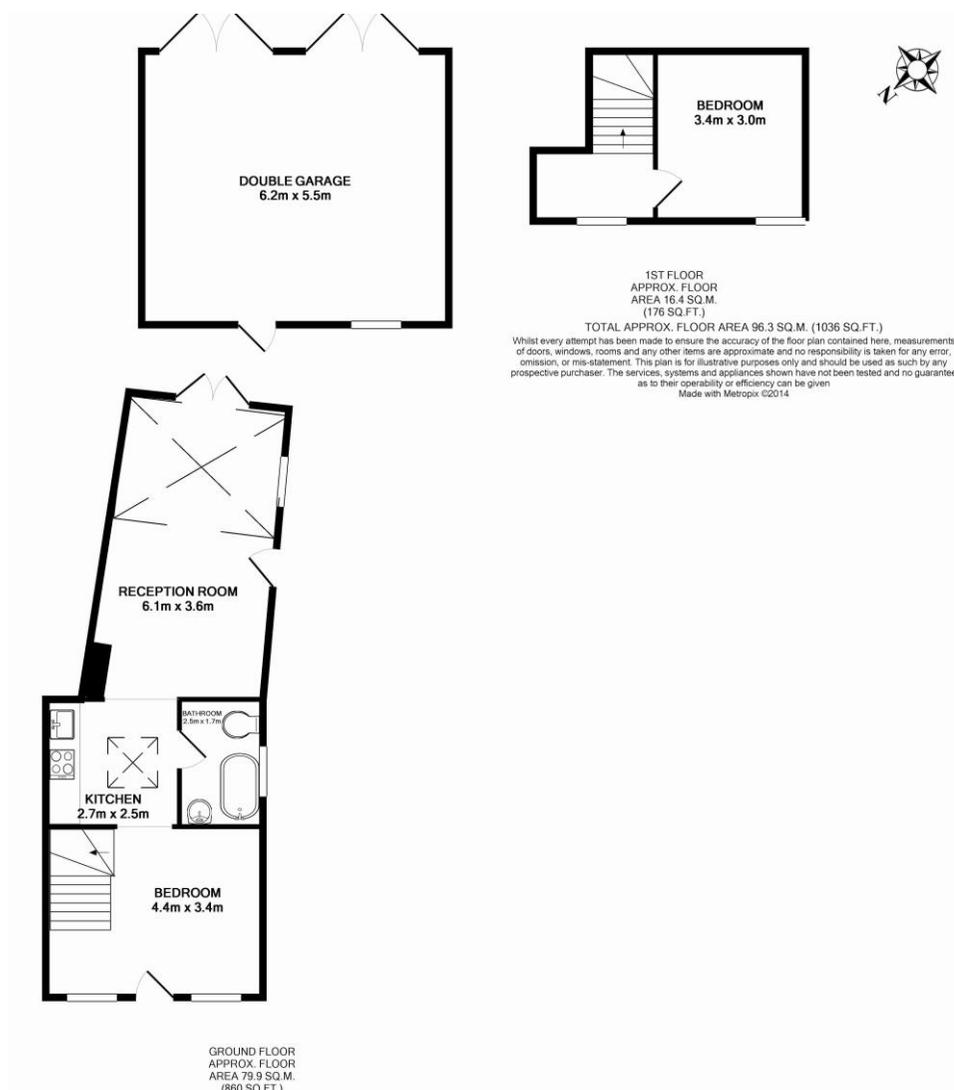
Large double timber framed garage on a brick plinth. Personal door and window to rear and two pairs of double doors to front, power and light, access via right of way from Brook Street to side and rear of the Old Swan Dairy.

SERVICES AND OUTGOINGS:

Mains water, drainage, gas and electricity. Gas central heating. Telecom subject to regulations. South Oxfordshire District Council Tax Band C. **EPC RATING:** 59 D

VIEWING ARRANGEMENT:

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



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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