



22 High Street, Watlington,  
Oxfordshire, OX49 5PY

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





#### DESCRIPTION

Located in a desirable part amongst neighbouring period properties, this Grade II listed house has spacious flexible accommodation comprising large living & dining areas, kitchen/breakfast room, 3 bedrooms & bathroom. The property benefits from a private rear garden, large double garage & parking.

#### ACCOMMODATION - GROUND FLOOR:

Wooden front door with obscured glass insert into:

#### ENTRANCE HALL:

Panel glazed doors to first floor and living room, ceiling light point and electric consumer unit.

#### LIVING ROOM: 6.81m (22'4") x 5.89m (19'4")

A spacious reception room with brick built fireplace and television stand, stone hearth, exposed ceiling beams and supports, wall light points, power points, television aerial point, telephone point, radiators, door to under stairs storage cupboard, step up and open to:

#### DINING ROOM: 3.28m (10'9") x 3.76m (12'4")

Bi fold doors to the rear garden, display alcove, ceiling light point, wall light points, power points, radiator and panel glazed door to:

#### KITCHEN: 3.99m (13'1") x 4.24m (13'11")

Fitted with a range of matching wall and base units housing cupboards and drawers, roll, edge work surface, inset twin sink bowls with mixer tap, inset 4 ring ceramic hob, built in double oven, tower fridge/freezer, space and plumbing dishwasher and washing machine, ceramic tiled splash backs, terracotta tiled floor, ceiling light point and spot lights, under unit lighting, wall mounted central heating boilers, exposed ceiling beams, double doors to airing cupboard housing hot water tank and slatted shelving, door to cellar and double glazed windows to the side and rear.

#### FIRST FLOOR - LANDING: 7.04m (23'1") Max x 2.26m (7'5") Max

A spacious area also suitable for a study space, doors to all three bedrooms and bathroom, hatch to loft space, exposed ceiling beams and wall timbers, ceiling light points, power points, telephone point and double glazed window to the rear garden.





**BEDROOM ONE:** 3.49m (11'5") x 4.21m (13'10")

Double room with fitted wardrobes to one wall, exposed wall timbers, ceiling light point, power points, television aerial point, radiator and sash window to the front.

**BEDROOM TWO:** 3.98m (13'1") x 2.87m (9'5")

Double room with fitted wardrobes to one wall, ceiling light point, power points, radiator and double glazed windows to the side and rear.

**BEDROOM THREE:** 2.98m (9'9") Max x 4.01m (13'2") Max

Large single room with ceiling light point, power points, radiator and sash window to the front.

**BATHROOM:**

Smartly fitted with a new white suite comprising panel sided bath with shower/mixer tap, walk in shower cubicle, vanity hand wash basin and close coupled WC, part tiled walls, ceiling light point and double glazed obscured glass window to the side.

**OUTSIDE:**

A private well landscaped garden mainly laid to lawn with flower and shrub borders, paved terrace, outside lighting and tap. Gate to a walled storage area and gate to:

**GARAGE AND PARKING:**

Double garage with 2 sets of double doors to the front, power, light and windows to the rear garden. A block paved area in front of each set of gates provides parking for 2 cars.

**SERVICES AND OUTGOINGS:**

Mains water, drainage, gas and electricity. Gas central heating. South Oxfordshire District Council - Tax Band G.

**VIEWING ARRANGEMENT:**

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

22 High Street, Watlington



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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