



15 Brook Street, Watlington,
Oxfordshire, OX49 5JH

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



DESCRIPTION

Built in the late 80's by the current owners, this detached family home on a large plot has spacious accommodation comprising living/dining room, conservatory, kitchen/breakfast room, utility, shower/cloakroom, four bedroom and bathroom. Parking for four cars and garage. Would benefit from modernisation

ACCOMMODATION - GROUND FLOOR:

Wooden front door into:

HALLWAY:

Doors to shower/cloakroom, sitting room, kitchen and under stairs cupboard, stairs rising to the first floor, ceiling light point and radiator.

SHOWER/CLOAKROOM:

Fitted with a wet room floor shower with rail and curtain, wall mounted hand wash basin and close coupled WC, part tiled walls, ceiling light point, radiator and window to the front.

LIVING/DINING ROOM: 6.95m (22'10") Max x 6.47m (21'3") Max

A good size reception room with large brick built fireplace, wall light points, radiator, windows to the front, glazed double doors to the conservatory and partly open plan to the dining area with ceiling light point, radiator, window to the side and door to the kitchen

CONSERVATORY: 4.38m (14'4") Max x 2.78m (9'1") Max

Being West facing, a lovely spacious additional seating space to enjoy the garden as well as the afternoon and evening sunshine, Glazed on three sides as well as the pitched roof, opening windows, double doors to the garden, tiled floor, ceiling light point and radiator.

KITCHEN/BREAKFAST ROOM: 6.39m (21'0") x 2.57m (8'5")

Fitted with a range of matching wall and base units housing cupboards and drawers, work surfaces, composite 1½ bowl sink/drain unit with tiled splash backs, built in electric oven with electric hob and extractor hood over, space for fridge/freezer, ceiling light points, radiator, space for table and chairs, windows and half glazed door to the rear and door to:

UTILITY ROOM: 2.81m (9'3") x 1.79m (5'10")

Deep built in storage cupboards to one wall, base cupboard unit with stainless steel sink/drain unit and mixer tap, central heating boiler, hatch with ladder to boarded loft space, ceiling light point, window to the rear and door to the garage.



FIRST FLOOR - LANDING:

Doors to all four bedrooms, bathroom and deep airing and storage cupboards.

BEDROOM ONE 6.49m (21'4") x 3.59m (11'9")

A large double aspect double bedroom with windows to the front and side, feature fireplace, built in cupboards, ceiling light points, wall light point and radiator.

BEDROOM TWO: 3.69m (12'1") x 2.77m (9'1")

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

BEDROOM THREE: 3.05m (10'0") x 2.59m (8'6")

Double room with hatch and ladder to part boarded loft space, ceiling light point, radiator and window to the rear.

BEDROOM FOUR: 3.02m (9'11") x 1.83m (6'0")

Single room with 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 glazed shower screen, pedestal hand wash basin, bidet and close coupled WC, part tiled walls, wall mounted heated towel radiator, storage cupboard, ceiling light point and window to the rear.

OUTSIDE:

To the front metal gates open on to the large driveway with parking for 4 cars, flower and shrub beds and gate to kitchen garden with fruit trees and boxed vegetable beds, mature neat hedging surrounds the garden to the side with paving and gravel and the raised rear garden is laid to lawn with paved seating terraces.



Wooden storage sheds, workshop and green house.

GARAGE: 5.55m (18'3") x 2.88m (9'5")

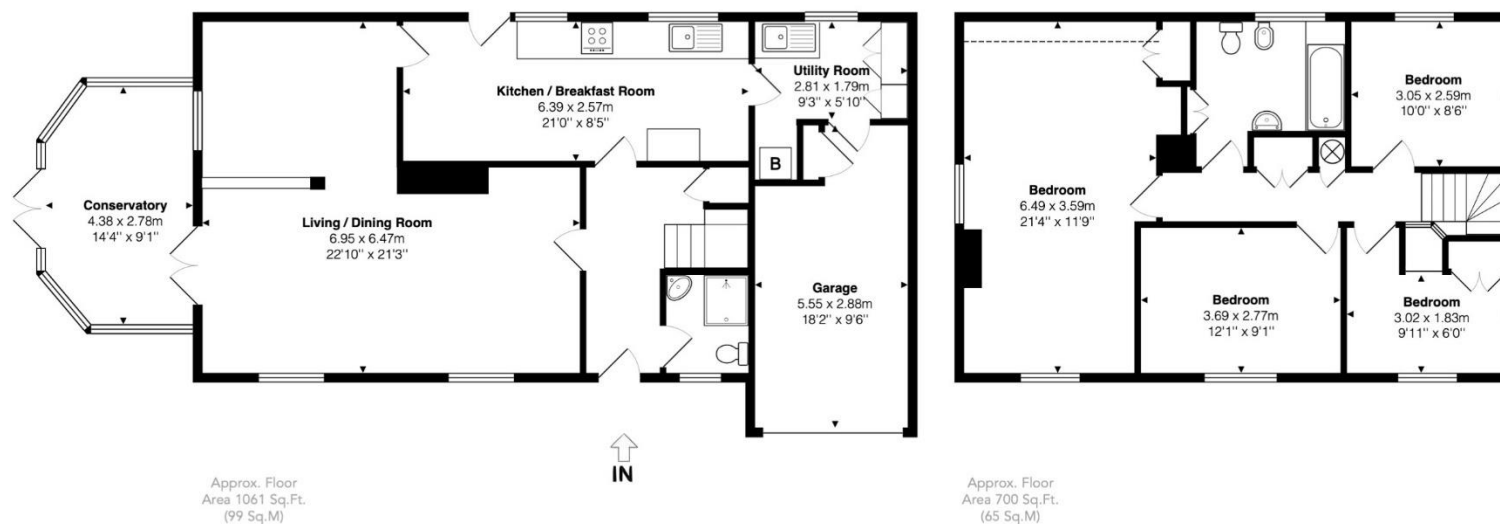
Single garage with wooden door, storage cupboards, light, power and personal door to the utility room.

SERVICES AND OUTGOINGS:

Mains water, drainage, gas and electricity. Gas central heating. South Oxfordshire District Council - Tax band F. **EPC RATING: 50 E**

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 164 SqM (1761 Sq.Ft)

15 Brook Street, Watlington, Oxfordshire, OX49 5JH



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.

G298

42 High Street, Watlington
Oxfordshire, OX49 5PY

Henley - 01491 522800
Benson - 01491 839939
Watlington - 01491 612831

Griffith & Partners
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS
griffithandpartners.co.uk