

Hollybrook Cottage  
32 Brook Street | Watlington

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



**To Let: £1,600 pcm Unfurnished.**

An attractive period property set close to Watlington town centre. The property has three reception rooms, four bedrooms a garden, studio and off road parking. EPC D. Unfurnished and available immediately.

[www.griffithandpartners.co.uk](http://www.griffithandpartners.co.uk)

## Hollybrook Cottage, 32 Brook Street, Watlington, Oxfordshire, OX49 5JH

Hollybrook Cottage is an attractive period, semi-detached cottage, set close to the centre of Watlington. The house is thought to date to the mid 18th Century, with later alterations, and a more modern extension to the rear, which has been done in a sympathetic style. There are three reception rooms and a kitchen / breakfast room on the ground floor. The dining room has double doors opening out on to the south facing garden, which is fully enclosed and also has a studio at the bottom. There are four good size bedrooms, one with en-suite shower room, and a family bathroom. The property has gas fired central heating, a Rayburn range cooker plus a wood burning stove in the sitting room. The family room also has a brick lined well with glazed cover.

### APPROACH

Gravel driveway with parking for two cars, side gate to garden. Step up to solid timber front door into brick built porch with side windows with leaded glass, quarry tile floor and light.

### HALL

Hall with staircase to first floor and doors through to sitting room and family room.

### SITTING ROOM 3.92m (12'10") x 3.36m (11'0")

Overlooking the front with Ash boarded floor, fireplace with wood burning stove on quarry tile hearth, sockets for lamps linked to light switching, radiator, shelves, secondary glazing to window, doors through to dining room.

### DINING ROOM 3.61m (11'10") x 3.36m (11'0")

With glazed double doors overlooking the South facing garden, parquet flooring, radiator. Dresser may also be available.

### KITCHEN 3.37m (11'1") x 3.12m (10'3")

The kitchen also overlooks the garden to the south, and is a equipped with a double Belfast sink, worktop, and some shelving and cupboard space. There is a solid fuel Rayburn range cooker, and a wall mounted Vaillant gas boiler, walk in larder cupboard under the staircase. Kitchen table may also be available.

### FAMILY ROOM 3.9m (12'10") x 3.12m (10'3")

Overlooking the front of the property, with painted boarded floor, radiator and television aerial point (not tested). This room also includes a brick lined well with glazed secure lid.

### FIRST FLOOR

Stairs up to first floor landing, loft hatch.

### BEDROOM ONE 3.88m (12'9") x 3.14m (10'4")

A good size double bedroom overlooking the front, with good natural light, secondary glazing, deep generous wardrobe with hanging rail and cupboard over, radiator and fitted carpet.

### EN-SUITE SHOWER ROOM

Tiled shower with glazed doors and thermostatic shower unit. Basin, wc, electric shaver point, heated ladder towel rail, extractor fan.

### BEDROOM TWO 3.34m (10'11") x 3.03m (9'11")

Double bedroom overlooking the rear garden, painted boarded floor, radiator.

### BEDROOM THREE 3.34m (10'11") x 3.34m (10'11")

Double bedroom overlooking the garden to the rear, radiator, painted boarded floor.

### BEDROOM FOUR 3.49m (11'5") x 2.3m (7'7")

Overlooking the front of the house with painted wood boarded floor, radiator.

### GARDEN 22m (72'2") x 9m (29'6")

The back garden is south facing and fully enclosed. There is an area of paving and then grass, plus a side gate to the front of the house. Outside tap and light. Garden measurements approximate.

### OUTSIDE STUDIO 4.72m (15'6") x 3.5m (11'6")

A timber framed Studio built by Homestead. The glazed doors to the front plus additional windows provide plenty of natural light. There is power and light, plus a Clearview wood burning stove. This would be ideal for working from home, or as a space for children.

### SERVICES

Services: Mains Gas, Electricity, Water, Mains drainage

Broadband: BT indicates 250 mbps download speed available (not checked or warranted)

Local Authority: South Oxfordshire District Council  
Council Tax Band: F £2,870.32 pa 2020 / 2021  
EPC Rating D60.

### Viewings

Viewings strictly by appointment: 01491 522800 /  
henley@griffithandpartners.co.uk

### AVAILABILITY

Available from January 2021

Unfurnished, with some appliances included, plus potentially some furniture.

Assured Shorthold Tenancy for a minimum of twelve months.  
Sorry, not suitable for: smokers

## TERMS AND CONDITIONS

Management Status: Griffith & Partners manage the property

Rent: payable per calendar month in advance. In addition the tenant shall be responsible for all Council Tax, Utility and Telephone / Broadband costs, including private drainage where applicable

Pets: Where a Landlord grants consent for a pet to be kept at the property, the Landlord may ask for a higher rent to be paid to reflect the additional wear and tear of a pet being kept at the property.

Security deposit payable: Five weeks rent where the rent is up to £50,000 pa, / six weeks rent where the rent is £50,000 or more.  
Deposit amount: £1846.00 based on a rental amount of £1,600 pcm

Holding deposit: A holding deposit of one week`s rent will be requested to secure the property following acceptance of an offer.  
Holding deposit: £369.00 based on a rental amount of £1,600 pcm

## COSTS AND CHARGES

The tenant may be asked to pay the following costs:

Alterations to the Agreement: Where tenant/s request a change to the terms of the tenancy agreement after the Agreement has been signed, a fee of up to £50.00 including VAT may be charged for each alteration requested.

Early surrender: Where tenant/s request an early surrender of the tenancy or a change of joint tenant, consent may be granted subject to conditions, and the outgoing tenant will be required to pay agents fees and reletting costs.

Rental payments: Where the tenant is in default of rent payments, a reasonable default charge may be made, based on the reasonable costs incurred in recovering the unpaid rent. Interest may be charged at a maximum of 3.0% above Bank of England base rate.

### Client Money Protection

Client Money Protection:

We are members of the Propertymark Client Money Protection Scheme.

For more information:

<https://www.propertymark.co.uk/working-in-the-industry/member-requirements/client-money-protection.aspx>

### Deposit Protection:

We are members of the Tenancy Deposit Scheme Insured approved scheme for the protection of Tenant`s deposits.

For more information:

<https://www.tenancydepositscheme.com/>

Redress Scheme: We are members of The Property Ombudsman Redress Scheme.

For more information: <https://www.tpos.co.uk/>



**32 Brook Street, Watlington**

Gross internal area ( approx ) =  
Main House :- 119 sq m / 1280 sq ft  
Outbuilding :- 20 sq m / 215 sq ft  
Total :- 139 sq m / 1495 sq ft

