



Elbow Cottage, 1 Davenport Place,  
Watlington, Oxfordshire, OX49 5QA





## DESCRIPTION

Beautifully renovated from top to bottom, Elbow Cottage is centrally placed in Watlington, full of period character yet modern features with accommodation comprising sitting room, kitchen/breakfast room, two double bedrooms and bathroom. The cottage benefits from a South facing garden and parking.

## ACCOMMODATION - GROUND FLOOR:

Glazed double doors into:

## KITCHEN/BREAKFAST ROOM: 1.92m (6'4") x 4.06m (13'4")

Fitted with a new range of fitted wall base units housing cupboards and drawers, modern composite work surfaces, inset sink/drain unit with mixer tap, built in electric oven with ceramic hob and extractor hood over, tiled splash backs, integrated fridge/freezer and dishwasher, vaulted ceiling, Velux roof lights and windows to the rear and engineered Oak flooring through to:

## LIVING ROOM: 4.22m (13'10") x 5.91m (19'5")

A charming double aspect reception room with windows to the front and rear, fireplace to either end, one with a wood burning stove on a slate tiled hearth and wooden mantle over, the other, an attractive feature Victorian style fire, exposed ceiling beams, engineered Oak floor, stairs rising to the first floor and door to:

## BATHROOM:

Fitted with a new suite comprising panel sided bath with shower over and glazed concertina screen, vanity hand wash basin and close coupled WC, attractive tiled floor, part tiled walls, wall mounted heated towel radiator, cupboard with space and plumbing for washing machine, cupboard housing new combi boiler, Velux roof light to the side.

## FIRST FLOOR - LANDING:

Doors to both bedrooms and Velux roof light.





**BEDROOM ONE:** 3.61m (11'10") x 2.69m (8'10")

Double room with exposed wall and ceiling timbers, windows to the front and side.

**BEDROOM TWO:** 2.76m (9'1") x 2.76m (9'1")

Double room with exposed wall and ceiling timbers and window to the front.

**OUTSIDE:**

The property benefits from a South facing garden with a large paved terrace leading on to the lawn, mature tree and shrub borders securely enclosed by attractive walls and panel fencing. Planning permission exists for a garden room/home office.

**PARKING:**

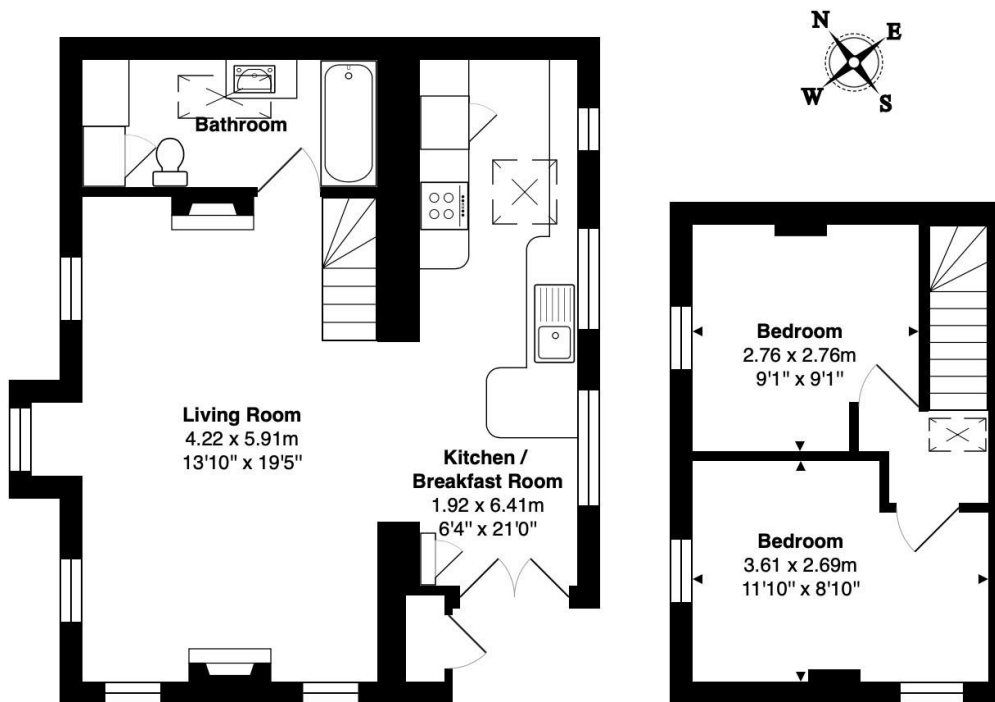
The property has a single parking space in a separate gated car park.

**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:** 69 C

**VIEWING ARRANGEMENT:**

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



Approx. Gross Internal Area 64.5 m<sup>2</sup> ... 695 ft<sup>2</sup>

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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