



Well Cottage, 18 Britwell Road,
Watlington, Oxfordshire, OX49 5JS

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



DESCRIPTION

A pretty character cottage with living/dining room, kitchen, three bedrooms, two bathrooms, courtyard garden at the rear with storage facilities. Front garden with driveway parking and garage. Room for extending STPP. No onward chain.

The property is set well back from the road with a driveway entrance and a lawned and mature garden to the front of the property as well as a garage.

The entrance to the property has an outside porch that allows a covered seating area overlooking the front lawn. Hallway with oak timber floor leads to the spacious and bright lounge/diner with character timber beams. A brick and timber plinth fireplace housing a multi fuel stove centres the room. Large deep under stairs cupboard for storage. Downstairs bathroom with a modern walk-in shower and hand basin and lavatory. The kitchen with quarry tiled flooring has fitted shaker style cream units, new work tops, electric hob and a modern chrome double oven.

From the kitchen a door leads to the rear garden.

On the first floor, an open landing leads to bedroom two, a double bedroom, with wood flooring overlooking the front garden with built in double wardrobes. Bedroom three currently serving as an office, which could be used as a nursery, also with deep built-in wardrobes and shelving units and a wood effect floor. Bedroom one is a bright and large double with wall to wall built in wardrobes.



The bathroom is compact with a shower facility and vanity sink and lavatory, would benefit from modernisation.

Outside to the rear, a paved garden which has a small pond/rockery feature, a seating terrace and large storage shed. The rear of the property displays the age of the building which is c. 1900. The front of the property was extended and remodelled in the late 60's. The property has potential for extending STPP.

Within walking distance are the excellent facilities of Watlington high Street, including award winning butchers and artisan shops, excellent schools and close to the M40 for commuters.

Mains water, drainage, gas and electricity. Gas central heating. Telecom subject to regulations. South Oxfordshire District Council - Tax Band D. EPC - 49 E

VIEWING ARRANGEMENT:

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



Approx. Gross Internal Area 65.9 m² ... 710 ft² (excluding garage)

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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