



6 Chapel Street, Watlington,
Oxfordshire, OX49 5QT

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



DESCRIPTION

A beautifully presented terrace cottage full of period features in the heart of Watlington and hidden down a quiet street with accommodation comprising living room, kitchen/dining room, three bedrooms, bath & shower rooms, utility, also benefiting from an Oak framed car port and a stunning large rear garden.

ACCOMMODATION - GROUND FLOOR:

Half glazed timber door with courtesy light to:

PORCH:

Window to the side, cloaks cupboard, hatch to void, inset ceiling down lights and power point. Open plan to:

HALL:

Staircase rising to the first floor, ceiling beams, inset ceiling down lights, power points, phone point, doors to the living room, kitchen/dining room and shower room.

SHOWER ROOM:

Fitted with a white suite comprising corner shower enclosure with Aqualisa shower and chrome and glass surround with a low profile tray, pedestal hand wash basin and close coupled WC, ceramic tiled floor and walls, heated towel rail, and inset ceiling spotlights. Glass brick window giving natural light from the dining room.

LIVING ROOM:

A charming reception room, full of character with open fireplace to one end with a wood burning stove and herringbone brick hearth. Ceiling beams, wall light points, radiator, power points, under stairs alcove and two windows to the front aspect.

KITCHEN/DINING ROOM:

A lovely room with a glazed roof over the dining area giving an abundance of natural light. French doors to the garden, wall spotlights and inset ceiling down lights. Radiator, power points and ceramic tiled floor.

The kitchen is fitted with a range of shaker style wall and base mounted units with beech block work tops, white ceramic sink/drainage unit, inset double oven with halogen hob and extractor fan over. integrated fridge, space and plumbing for dishwasher. Cottage style timber window to the rear.

FIRST FLOOR - LANDING:

Staircase to the second floor, doors to two bedrooms and family bathroom. Airing cupboard housing wall mounted Worcester gas fired combi boiler. Hatch to void, inset ceiling down lights, power points and wall beam.

BEDROOM ONE:

A double bedroom with window to the front, power points, phone point, radiator and wall light points.

BEDROOM TWO:

A lovely room with a vaulted ceiling, radiator, power pointst, inset ceiling down lights, wall mounted up lighter and window overlooking the rear.



BATHROOM:

White suite comprising panel bath with shower mixer tap and glazed side screen. Pedestal hand wash basin and close coupled WC. Heated towel rail, inset ceiling down lights, part tiled walls and cottage window to the rear.

SECOND FLOOR - BEDROOM THREE:

An 'L' shaped attic room with window to the side and a conservation roof window to the rear aspect. Power pointst and hatches to eaves storage cupboards.

OUTSIDE:

A gravel driveway leads up the side with a lovely mature bay tree giving shade and leading to the oak framed detached garage. (Please note: The neighbouring house has access across the drive to a freehold parking space and also pedestrian access across the rear of the garage to a side gate).

CAR PORT:

Oak framed under a tiled pitched roof with overhead storage, power points and strip lighting.

UTILITY ROOM:

Neatly built in to one side of the car port, fitted with wall and base cupboard units and work top, space and plumbing for washing machine and tumble dryer, space for additional fridge, freezer, etc. Recessed ceiling down lights and power points.

REAR GARDEN:

The absolutely beautiful large garden is approximately 120' in length was landscaped in January 2017 with a selection of trees including a Nut tree, a Cherry, Plum, ornamental Quince and two Apple Espalier trees. The garden is divided up into a series of rooms and beds, alpine, herb, and spring, summer and winter beds with seasonal interest.



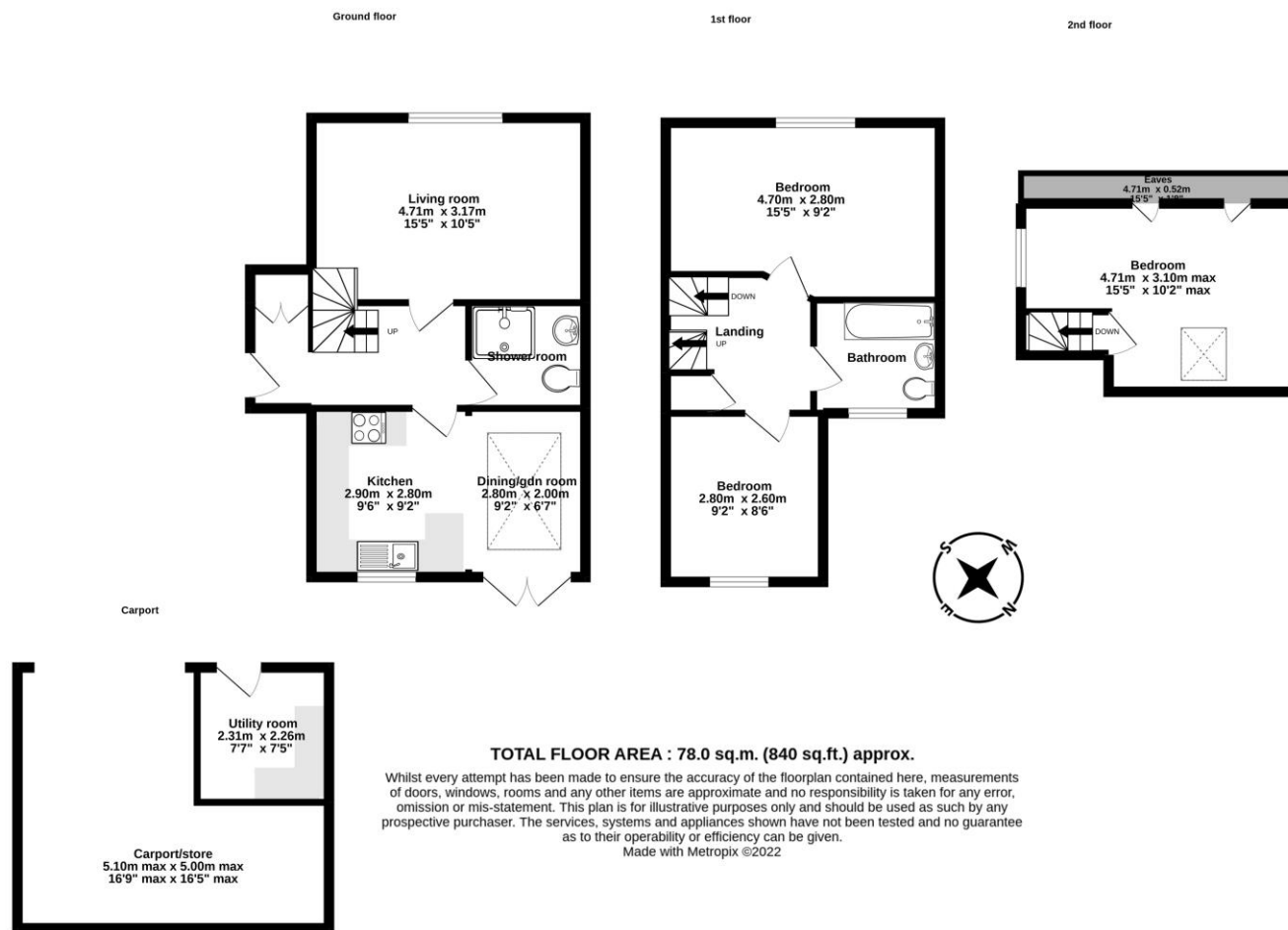
There is the pond area and a working/bbq gravel area which has the nut tree and an abundance of spring bulbs. The rose arbour being a particular feature when in full bloom. Garden shed. Paved terrace areas. Outside tap and lighting.

SERVICES AND OUTGOINGS:

Mains water, drainage, electricity and gas. Gas fired central heating. BT subject to regulations. South Oxfordshire District Council, Tax Band C. **EPC RATING: 68 D**

VIEWING ARRANGEMENT:

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



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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