



10 Blenheim Road, Shirburn,  
Watlington, Oxfordshire, OX49 5DN

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



#### DESCRIPTION

A superb opportunity to purchase in this private location. This first time to the market, charming three bedroom detached cottage is well presented though out and benefits from planning permission to extend to an elegant four bedroom family home with a timber frame garage. Spacious garden over looking farmland and additional parking plot opposite.

#### ACCOMMODATION: GROUND FLOOR:

Solid timber door with high level panes to:

#### HALL:

Quarry tiled floor, oak staircase to the first floor, radiator, wall lights, doors to sitting room, dining room and kitchen.

#### SITTING ROOM:

A gracious and well-proportioned double aspect reception room with shuttered windows stripped and varnished oak floor and open fireplace.

#### DINING ROOM:

A second well-proportioned double aspect reception room which would be perfect as a dining room, shuttered windows, fireplace, radiator and understairs cupboard.

#### KITCHEN:

Fitted with a range of cream country style units and beech effect worksurfaces. Inset stainless steel sink and drainer, cooker point with extractor hood over, dishwasher, built in cupboard, window overlooking the garden and door to the rear yard and separate utility room.

#### UTILITY ROOM:

Housing oil fired boiler and plumbing for washing machine and vent and power for tumble dryer.

#### HALF LANDING:

Halfway up the oak staircase is a half landing accessing the bathroom.



#### BATHROOM:

Panel bath with shower over, pedestal hand wash basin and low-level WC. Obscured glass window to the side, radiator and extractor fan.

#### FULL LANDING:

Hatch to loft space (not inspected) and doors to all three double bedrooms.

#### MASTER BEDROOM:

A large and elegant double aspect master bedroom with two fitted wardrobes and a built-in cupboard. Cast iron fireplace and wall light sconces.

#### BEDROOM TWO:

A second large double aspect large double room with exposed and varnished floorboards and feature fireplace. Built in cupboard. Windows to the front and side.

#### BEDROOM THREE:

A third double room with window overlooking the garden, airing cupboard with slatted shelves and side cupboard, ceiling light and radiator.

#### OUTSIDE:

To the front lies an attractive cottage style front garden, mainly laid to lawn with flower and shrub borders and estate fencing. To the side of the property is a gravel driveway with parking for 2/3 cars along with overflow parking area across opposite.

#### REAR GARDEN:

A charming rear garden with a stream running across the rear boundary, garden shed, timber home office/studio with power and light, gravelled terrace and shrub and flower borders.

#### SERVICES & OUTGOINGS:

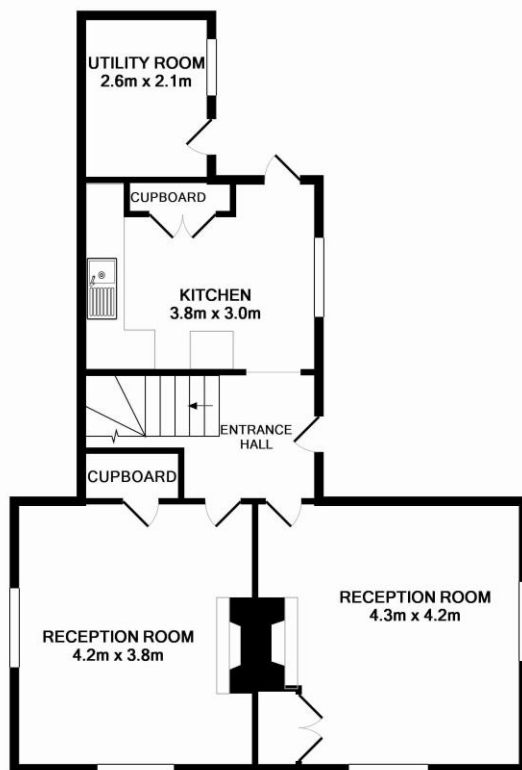
Mains water, electricity. Oil fired central heating. Telecom subject to regulations. SODC council tax band E.

#### EPC RATING:

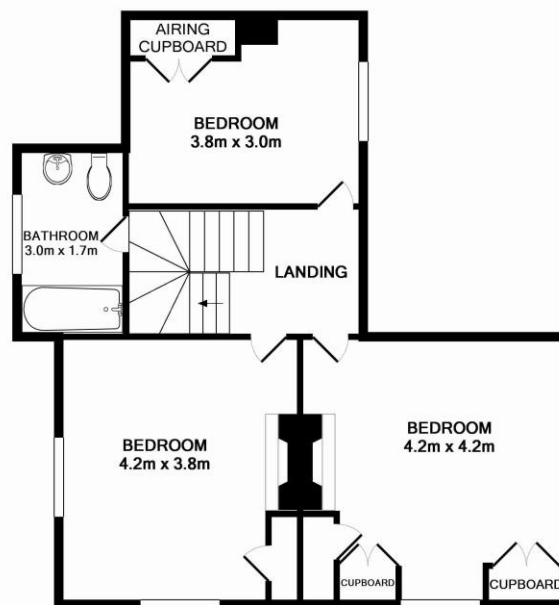
47 E

#### VIEWING ARRANGEMENT:

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



GROUND FLOOR  
APPROX. FLOOR  
AREA 58.6 SQ.M.  
(630 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 58.0 SQ.M.  
(625 SQ.FT.)

TOTAL APPROX. FLOOR AREA 116.6 SQ.M. (1255 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2013

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  
01491 612831

33a High Street, Benson  
Oxfordshire, OX10 6RP  
01491 839939

 **Griffith & Partners**  
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS  
[griffithandpartners.co.uk](http://griffithandpartners.co.uk)