



5 Orchard Walk, Watlington,  
Oxfordshire, OX49 5RD

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



**DESCRIPTION**

A delightful mid terrace retirement house with no onward chain in a secure warden controlled development benefiting from well maintained landscaped communal gardens within flat walking distance to shops and amenities. Entrance hall, lounge, kitchen, stairlift to 2 double bedrooms and bathroom.

**HALLWAY:**

A pleasant and light hallway with storage heater, ceiling light, power point, stairs with Stannah stair lift to the first floor, doors to kitchen and sitting room and door to:

**CLOAKROOM:**

Cloakroom suite comprising wall mounted hand wash basin and close coupled WC, ceiling light and extractor fan.

**KITCHEN:** 3.16m (10'4") x 2.14m (7')

Fitted with a range of base and wall mounted units with rolltop work surfaces and ceramic tiled splash back. Stainless steel sink and drainer overlooking the front of the property. Oven and extractor fan. Serving hatch to lounge.

**LOUNGE/DINER:** 4.04m (13'3") x 4.07m (13'4")

A pleasant 'L' shaped reception room with ample room for dining table and lounge seating, patio doors to the beautifully landscaped gardens and private seating terrace to watch the birds and wildlife.

**FIRST FLOOR - LANDING:**

Hatch to loft, wall mounted heater, doors to both bedrooms and shower room.

**BEDROOM ONE:** 4.07m (13'4") x 3m (9'10")

A good size double bedroom with fitted mirrored wardrobe power points, mounted wall heater and a lovely view of the rear gardens.



**SHOWER ROOM:**

Fitted with a modern walk in shower with foldaway seat. Hand basin and w/c. Heated towel rail

**BEDROOM TWO:** 3m (9'10") x 2.68m (8'10")

A second double bedroom with an elevated window built in to the eaves, allowing plenty of natural light. Cupboard for storage and cylinder tank.

**OUTSIDE - PATIO TERRACE:**

A paved private patio terrace for enjoying the sunshine and watching the wildlife. The property is positioned in a more tucked away area of the complex and enjoys the views of the communal gardens and vined pergola walkway. A good place to socialise and see your neighbours.

**COMMUNAL GARDENS:**

Attractive and extensive grounds that are well maintained for all the residents to enjoy.

**PARKING:**

Residents car parking with guest parking.

**SERVICES AND OUTGOINGS:**

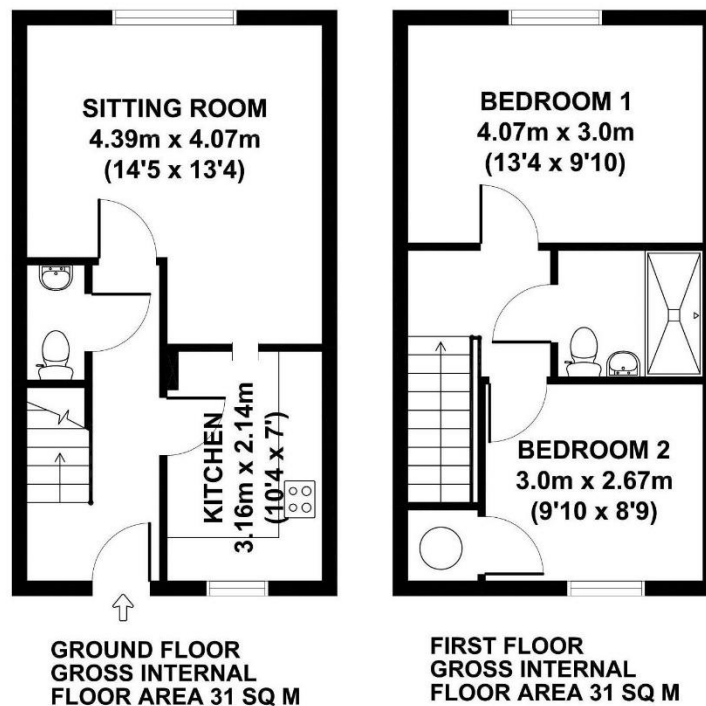
Mains Water, Electric storage heaters, Telecoms per regulations. South Oxfordshire District Council Tax - Band C. Service charge £1077 pa.

**EPC RATING:**

57 D

**VIEWING ARRANGEMENT:**

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



5 ORCHARD WALK, WATLINGTON

APPROX. GROSS INTERNAL FLOOR AREA 657 SQ FT / 62 SQ M

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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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