



Flint Cottage, Britwell Salome,  
Watlington, Oxfordshire, OX49 5LG

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





#### DESCRIPTION:

Flint Cottage is a charming, well presented brick and flint 18th Century, Grade II listed property with a wealth of period features and spacious accommodation comprising three reception rooms, kitchen/breakfast room, cloakroom, three double bedrooms, en suite and shower room, large mature garden and parking.

#### ACCOMMODATION - GROUND FLOOR:

Wooden stable door into:

**KITCHEN/BREAKFAST ROOM:** 5.63m (18'6") Max x 3.73m (12'3") Max  
Smartly fitted with a range of wall and base units housing cupboards and drawers, composite work surfaces and up stands, white ceramic sink/drainage unit with mixer tap, range electric cooker with extractor hood over, integrated dishwasher, utility cupboard housing washer/dryer and boiler, larder cupboards, space for fridge/freezer, tiled floor with under floor heating, recessed ceiling down lights, triple aspect with windows to the front, side and rear and door to:

#### SITTING ROOM: 4.55m (14'11") x 3.97m (13'0")

A charming reception room with an Inglenook fireplace, Bressumer beam over and a wood burning stove, ceiling beams, Oak floor, wall light point, radiator, door to the inner hallway, window to the rear, half glazed double doors to the porch with windows to either side and half glazed door to the garden. Open arch way to:

#### DINING ROOM: 3.65m (12'0") x 2.76m (9'1")

Exposed brick and wall timbers, ceiling beams, Oak floor, wall light point, radiator, window to the rear and door to:

#### FAMILY ROOM/STUDY: 3.54m (11'7") x 2.83m (9'3")

Oak floor, wall light points, radiator, storage cupboards and window to the side.



#### INNER HALLWAY:

Stairs rising to the first floor, large cloaks cupboard, exposed brick with original bread oven, wall light point, radiator, window to the front and door to:

#### CLOAKROOM:

Fitted with a white suite comprising wall mounted hand wash basin and close coupled WC, tiled floor, radiator and ceiling light point.

#### FIRST FLOOR - LANDING:

Doors to all three bedrooms and shower room, exposed wall and ceiling timbers, recessed ceiling down lights and Velux roof light.





**MASTER BEDROOM:** 3.72m (12'2") x 3.69m (12'1")

Double room with ceiling light point, radiator, window to the rear and door to:

**EN SUITE BATHROOM:**

Fitted with a white suite comprising panel sided bath with shower mixer tap, pedestal hand wash basin and close coupled WC, tiled floor, ceiling light point, radiator and obscured glass window to the front.

**BEDROOM TWO:** 4.57m (15'0") x 3m (9'10")

Double room with exposed brick chimney breast, exposed ceiling beams and wall timbers, original wooden floor boards, ceiling light point, radiator and window to the rear.

**BEDROOM THREE:**

Double room with exposed ceiling beams and wall timbers, ceiling light point, radiator and window to the rear.

**SHOWER ROOM:**

Fitted with a white suite comprising large walk in shower, vanity hand wash basin unit and close coupled WC, wall mounted heated towel radiator, tiled floor with under floor heating, ceiling light point, door to airing cupboard with pressurised water tank system, window to the rear.

**OUTSIDE:**

The property is approached over a gravel driveway with parking for 3/4 cars, log store, Calor gas tank and bin storage. A mature hedge and gate through to:

**GARDEN:**

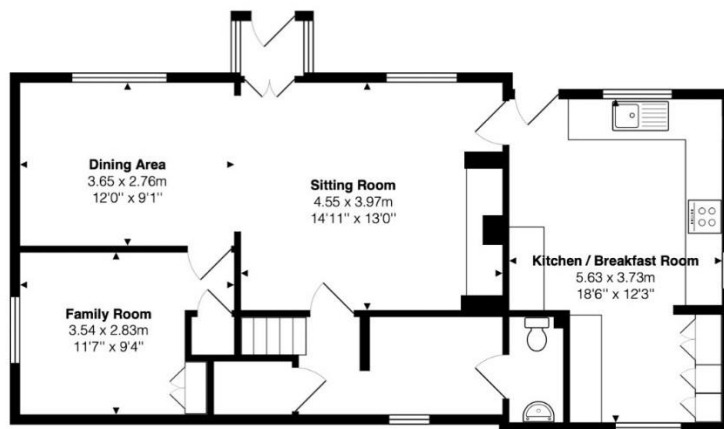
An attractive, spacious cottage garden extending over 100' with a stone paved terrace adjacent to the property and gate to the other side giving all round access. Lawn with mature tree, shrub and flower borders leading through to the kitchen garden at the end with productive fruit trees, vegetable and wild flower beds, green house and garden sheds. There is also a convenient gate through to the village playing field.

**SERVICES AND OUTGOINGS:**

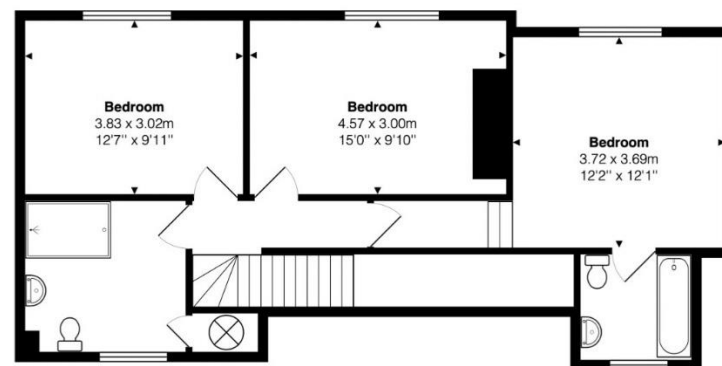
Mains water, drainage and electricity. Calor gas central heating. South Oxfordshire District Council - Tax Band F. **EPC RATING: N/A**

**VIEWING ARRANGEMENT:**

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



Approx. Floor  
Area 771 Sq.Ft.  
(72 Sq.M)



Approx. Floor  
Area 696 Sq.Ft.  
(65 Sq.M)

The approximate total area for the elements of the property represented on the floorplan is 136 SqM (1467 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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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