



6 Foxglove Piece, Watlington,  
Oxfordshire, OX49 5DP

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





#### DESCRIPTION

Just over a year old and smartly presented with additions, a Lawrence detached family home with accommodation comprising, sitting room, kitchen/dining room, cloakroom, three double bedrooms, en suite shower room and family bathroom. Landscaped garden, garage and parking with electric charger.

#### ACCOMMODATION - GROUND FLOOR:

Front door into:

**HALLWAY:** Doors to the sitting room, kitchen/dining room, cloakroom and under stairs storage cupboard, smart herringbone laminate wood flooring which runs all through the ground floor, ceiling light point and radiator.

#### CLOAKROOM:

Fitted with a white suite comprising pedestal hand wash basin and close coupled WC, ceiling light point and radiator.

#### LOUNGE: 4.95m (16'3") x 3.26m (10'8")

A double aspect reception room with double glazed windows to the front and side, ceiling light point and radiator.

#### KITCHEN/DINING ROOM: 4.95m (16'3") x 3.21m (10'6")

Fitted with a range of matching wall and base cupboard units, quartz work surfaces and up stands, tiled splash backs, under set 1½ bowl sink unit with mixer tap, built in electric oven with 4 ring gas hob and extractor hood over, integrated dishwasher and fridge/freezer, space and plumbing for mashing machine, central heating combi boiler, recessed ceiling down lights, radiator, space for dining table and chairs, double glazed window to the front and side and double glazed double doors opening to the garden.

#### FIRST FLOOR - LANDING:

Doors to all three bedrooms, family bathroom and storage cupboard, ceiling light point.





**BEDROOM ONE:** 3.48m (11'5") x 3.21m (10'6")

Double room with mirror fronted fitted double wardrobe, ceiling light point, radiator, double glazed window to the side and door to:

**ENSUITE SHOWER ROOM:**

Fitted with a white suite comprising large walk in tiled shower cubicle, wall mounted hand wash basin and close coupled WC, tiled floor, recessed ceiling down lights, wall mounted heated towel radiator and double glazed obscured glass window to the front.

**BEDROOM TWO:** 3.28m (10'9") x 2.45m (8'0")

Double aspect double room with double glazed windows to the front and side, ceiling light point and radiator.

**BEDROOM THREE:** 3.3m (10'10") x 2.43m (8'0")

Double room with ceiling light point, radiator and double glazed window to the side.

**FAMILY BATHROOM:**

Fitted with a white suite comprising panel sided bath with shower shower and glazed screen, wall mounted hand wash basin and close coupled WC, tiled floor and part tiled walls, wall mounted heated towel radiator, recessed ceiling down lights and double glazed obscured glass window to the front.

**GARDEN:**

A south easterly facing secure walled garden smartly landscaped for easy maintenance, mainly laid to lawn with raised flower and shrub beds and a paved terrace. Gate to to driveway.



**GARAGE:**

Single garage with up and over door, power and light.

**PARKING:**

Driveway for two cars with electric charger point.

**SERVICES AND OUTGOINGS:**

Mains water, drainage, gas and electricity. Gas central heating. Service charge £173.55 pa. South Oxfordshire District Council - Tax band D.

**EPC RATING:** 83 B

**VIEWING ARRANGEMENT:**

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



The approximate total area for the elements of the property represented on the floorplan is 86 SqM (926 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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