



Pineapple Cottage, 40 Couching Street,
Watlington, Oxfordshire, OX49 5QQ



DESCRIPTION

Full of period features and character, Pineapple Cottage is Grade II listed, dating back to the 16th Century with adaptable accommodation to suit. Having previously been mixed use, it is ideal for anyone wanting to add their own individual touches.

ACCOMMODATION - GROUND FLOOR:

Half glazed door into:

LIVING ROOM: 5.28m (17'4") Max x 5.18m (17'0") Max

Windows to the front with plantation shutters, Brick Inglenook fireplace with Bressumer beam over, hatch to cellar, large under stairs storage cupboard, door to inner lobby, ceiling spot lights, feature window and double doors to:

KITCHEN: 13.1m (43'0") x 9.11m (29'11")

Currently an empty space, ready for you to fit to your choice, recessed ceiling down lights, radiator and panel glazed double doors to the garden.

INNER LOBBY:

Door to side passageway giving access to the front and stairs rising to the first floor.

LANDING:

Doors to the bathroom, bedroom and sitting room, ceiling light point.



BATHROOM:

A large bathroom fitted with a full suite comprising panel sided bath with shower mixer tap, walk in shower cubicle, pedestal hand wash basin, bidet and close coupled WC, recessed ceiling down lights, radiator and window to the rear.

BEDROOM THREE: 3.8m (12'6") x 3.05m (10'0")

Currently used as a breakfast room but easily reversed, wall light point, radiator and window to the front.



SITTING ROOM: 5.11m (16'9") x 3.62m (11'11")

A charming and cosy reception room with wood burning stove, wall light points, radiator, window to the front, stairs rising to the second floor and door to:

BEDROOM ONE: 3.8m (12'6") x 3.05m (10'0")

Double room with single wardrobe, cupboard housing gas central heating boiler, ceiling light point, radiator and window to the rear.

SECOND FLOOR: 4.31m (14'2") x 3.94m (12'11")

In the roof space of the property, a versatile space for a study, dressing area, bedroom, ceiling spot lights, Velux roof light, radiator and door to:

BEDROOM TWO: 4.59m (15'1") x 3.43m (11'3")

Double room with ceiling spot lights, radiator and Velux roof light to the rear.

OUTSIDE:

The rear garden is laid to gravel for easy maintenance with raised mature shrubs, securely enclosed by brick and flint walls and wood panel fencing.

SERVICES AND OUTGOINGS:

Mains water, drainage, gas and electricity. Gas central heating. South Oxfordshire District Council - Tax Band TBC



EPC RATING:

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VIEWING ARRANGEMENT:

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



This floor plan is provided by Expert Survey Solutions Ltd is 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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