



6 The Meadows, Watlington,  
Oxfordshire, OX49 5JN

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





#### DESCRIPTION

Ideally set in a quiet location yet only a 5 minute walk to shops schools and amenities, a well presented detached family home with living/dining room, study/snug, kitchen, conservatory, four bedrooms, en suite shower room, bathroom, gardens, parking and garage.

#### ACCOMMODATION - GROUND FLOOR:

Front door into:

#### HALLWAY:

Doors to the cloakroom, living/dining room and study, stairs rising to the first floor, under stairs storage cupboards, electric heater and ceiling light point.

#### CLOAKROOM:

Fitted with a vanity hand wash basin and close coupled WC, electric heater, ceiling light point and window to the side.

#### STUDY/SNUG: 3.21m (10'6") x 4.2m (13'9")

A ideal additional reception room, nicely fitted with book shelves, storage cupboards and desk space, plenty of room for seating, electric heater, ceiling light points and window to the front.

#### LIVING/DINING ROOM: 7.48m (24'6") x 3.57m (11'9")

A good size reception room for sitting and dining with stone fireplace and a real flame gas fire, electric heaters, ceiling light points, window and glazed double doors to the garden and door to:

#### KITCHEN: 5.53m (18'2") Max x 2.96m (9'9") Max

Smartly fitted with a matching range of Shaker style wall and base units housing cupboards and drawers, work surfaces, under set sink unit with mixer tap, built in electric oven with electric hob and extractor hood over, integrated dishwasher, space for fridge/freezer, space and plumbing for washing machine, tiled floor, electric heater, recessed ceiling down lights, under unit lighting, door to the garage, window to the garden and half glazed door to:



#### CONSERVATORY: 2.52m (8'3") x 4.45m (14'7")

By the reputable company, Amdega, with three solid walls, glazing to the front and double doors opening to the garden, tiled floor and electric heater.

#### FIRST FLOOR - LANDING:

Doors to all four bedrooms, bathroom and airing cupboard housing the hot water tank, electric heater, ceiling light point and stained glass window to the front.

#### BEDROOM ONE: 2.9m (9'6") x 4.65m (15'3")

Double room with fitted wardrobes and over bed storage cupboards to one wall, electric heater, ceiling light point, window to the rear and door to:

#### EN SUITE SHOWER ROOM:

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





**BEDROOM TWO:** 2.64m (8'8") x 3.51m (11'6")

Double room with electric heater, ceiling light point and window to the rear.

**BEDROOM THREE:** 3m (9'10") x 2.13m (7'0")

Single room with fitted wardrobes and dressing table to one wall, electric heater, ceiling light point and window to the front

**BEDROOM FOUR:** 1.78m (5'10") x 3.73m (12'3")

Single room with electric heater, ceiling light point and window to the rear.

**BATHROOM:**

Fitted with a white suite comprising bath with glazed shower screen and electric shower over, wall mounted hand wash basin and close coupled WC, tiled floor and part tiled walls, wall mounted heated towel rail, recessed ceiling down lights and window to the side.

**OUTSIDE:**

The front is mainly laid to grass with a mature tree and shrubs and a gravel driveway for 3/4 cars. The rear garden is mainly laid to grass with a crazy paved terrace, mature flower and shrub beds enclosed by a mature hedge border.

**GARAGE:** 2.73m (8'11") x 5.33m (17'6")

An integrated single garage with up and over door to the front, power and ceiling strip lights.

**SERVICES AND OUTGOINGS:**

Mains water, drainage, electric and gas. Electric heating. South Oxfordshire District Council, Tax Band F.



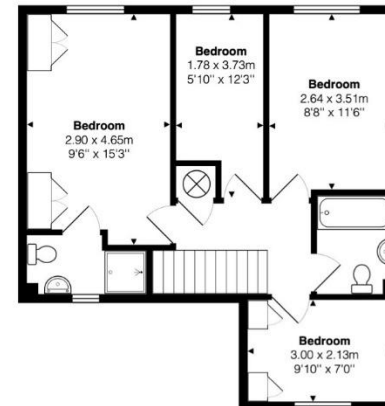
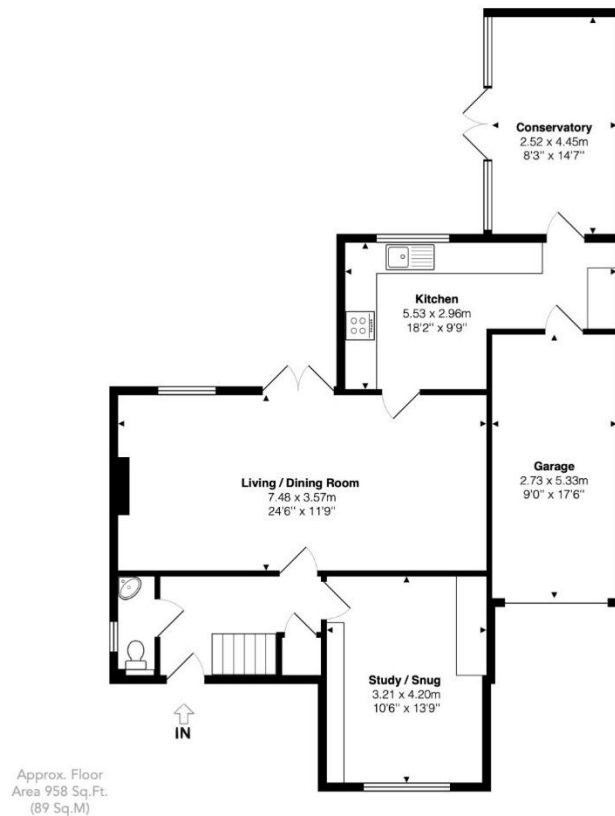
**EPC RATING:**

38 F

**VIEWING ARRANGEMENT:**

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





The approximate total area for the elements of the property represented on the floorplan is 138 SqM (1486 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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