



5 Davenport Place, Watlington,  
Oxfordshire, OX49 5QA

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



**DESCRIPTION**

A delightful Victorian cottage occupying an enviable and quiet setting off the High Street, away from the public road and overlooking landscaped public gardens. Two reception rooms, kitchen/dining room, two double bedrooms, bathroom, pretty landscaped gardens and private terrace and a parking space

**ACCOMMODATION - GROUND FLOOR:**

Glazed front door into:

**HALLWAY:**

Doors to both receptions rooms and kitchen/breakfast room.

**SITTING ROOM 3.81m (12'6") Max x 3.68m (12'1") Max**

Reception room with fitted carpet, radiator, ceiling light point and window to the front

**SNUG 3.68m (12'1") x 3.02m (9'11")**

A second reception with open fireplace, alcove storage cupboard, fitted carpet, radiator, ceiling light point and window to the front.

**KITCHEN/BREAKFAST ROOM: 6.86m (22'6") x 3.18m (10'5")**

A Spacious kitchen/ breakfast room fitted with a range of wall and base units housing cupboards and drawers, block edge work surface, inset stainless steel sink/drainer unit with mixer tap, built in oven with ceramic hob and extractor over, under counter fridge and freezer, washing machine, tiled splash backs, recessed ceiling down lights, radiators, under stairs storage cupboards, windows and door to the garden, door with stairs rising to the first floor and door to:

**CLOAKROOM:**

Fitted with a white suite comprising vanity hand wash basin and close coupled WC, ceiling light point, radiator and window to the rear.

**FIRST FLOOR - LANDING:**

Doors to both bedrooms and bathroom, hatch and ladder to boarded loft space with light and gas central heating boiler, ceiling light point.

**BEDROOM ONE: 3.76m (12'4") x 3.02m (9'11")**

Double bedroom with built in double wardrobe, fitted carpet, ceiling light point, radiator and window to the front.



**BEDROOM TWO:** 3.15m (10'4") x 3.12m (10'3")

Double bedroom with fitted carpet, radiator, ceiling light point, velux roof lights and window overlooking the side.

**BATHROOM:**

Fitted with a white suite comprising panel sided bath, with thermostatic shower over, vanity hand wash basin and close coupled, heated towel rail, recessed ceiling down lights and window to the side.

**OUTSIDE:**

Pretty, enclosed garden with lawn mature trees and shrubs to the front. A paved terrace, raised flower beds with shrubs, manicured box hedging and garden shed to the side.

**PARKING:**

A single allocated parking space, within two minutes walk in Chestnut Place.

**SERVICES AND OUTGOINGS:**

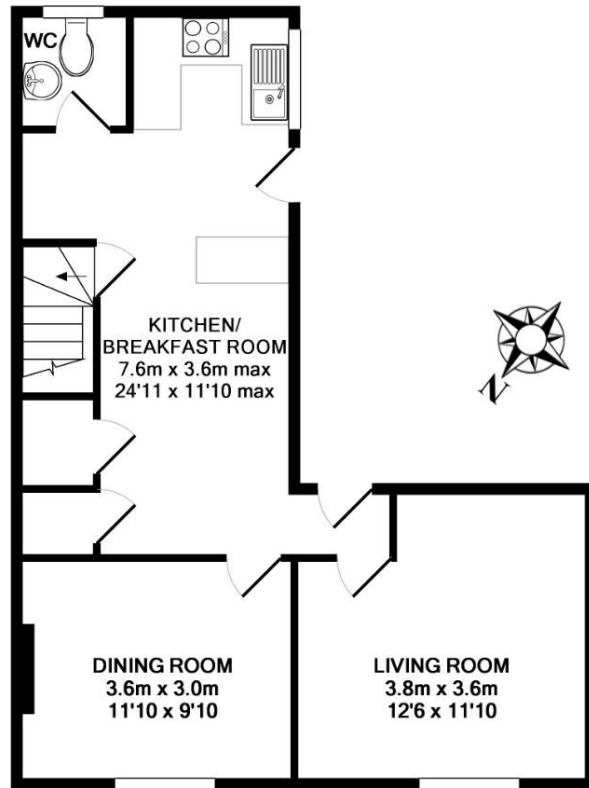
Mains gas, electricity, water and drainage. Gas central heating. South Oxfordshire District Council, Tax Band: D.

**EPC RATING:**

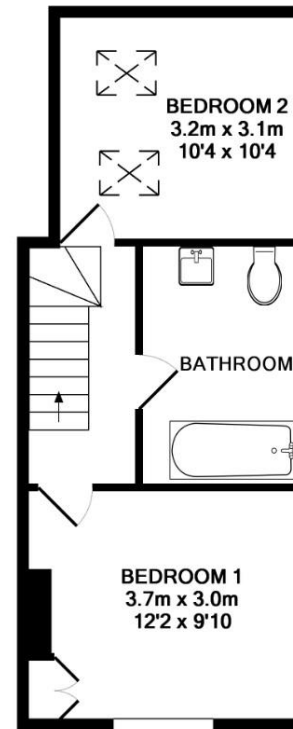
62 D

**VIEWING ARRANGEMENT:**

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



**GROUND FLOOR**



**1ST FLOOR**

TOTAL APPROX. FLOOR AREA 85.0 SQ.M. (915 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2018

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.

G298

42 High Street, Watlington  
Oxfordshire, OX49 5PY

Henley - 01491 522800  
Benson - 01491 839939  
Watlington - 01491 612831

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

[griffithandpartners.co.uk](http://griffithandpartners.co.uk)