



33 Hampdens Way,
Watlington, Oxfordshire, OX49 5EE

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



DESCRIPTION:

Stylish independent living for the over 55s, set in delightful communal landscaped grounds, this beautifully presented semi detached house with no on ward chain has spacious accommodation comprising drawing room, kitchen/dining room, sun room, cloakroom and 2 double bedrooms with en suites, private garden and parking,

For total ease of life, this is a wonderful recent development of stylishly built houses and apartments providing independent living for the over 55s, within easy reach of Watlington high street. The property is finished with high end fixtures and fittings, blinds and curtains, and benefits from under floor heating throughout as well as an air purification system. An estate manager is on site to handle the development and to ensure the grounds and private gardens are maintained. A residents pavilion and lounge as well as a guest suite for visiting friends or family are available. There are also various clubs and social events available for your enjoyment. Pets are allowed.

ACCOMMODATION - GROUND FLOOR:

Front door into the hall. Doors to the drawing room and cloakroom, wide stairs rising to the first floor, recessed ceiling down lights, Amtico flooring, alarm control, panic button and door to:

CLOAKROOM:

Fitted with a white suite comprising wall hung vanity hand wash basin and close coupled WC, under stairs storage cupboard and utility cupboard housing Bosch washing machine and tumble dryer, recessed ceiling down lights, Amtico flooring.

DRAWING ROOM: 4.67m (15'4") x 3.72m (12'2")

An attractive reception room with wood burning effect electric fire in a stone surround, wall mounted television, ceiling light point, Amtico flooring, window to the the front and panel glazed double doors to:



KITCHEN/DINING ROOM: 6.16m (20'3") x 3.46m (11'4")

An excellent social space with a well appointment kitchen fitted with a matching range of Shaker-style wall and base units housing cupboards and drawers, Silestone work surfaces, breakfast bar and up stands, under set stainless steel sink unit with mixer tap, drinking water tap, and water softener, Bosch appliances including 5 ring induction hob with pop up extractor fan, built in oven and combination microwave oven, integrated dishwasher and fridge freezer, recessed ceiling down lights, over island pendant lights and under unit lighting. Space for dining table and chairs, Amtico flooring, window to the rear and glazed double door to:

SUNROOM: 3.29m (10'10") x 2.75m (9'0")

An excellent additional reception room providing space for study requirements, hobbies or enjoying the outdoor view, recessed ceiling down lights, Amtico flooring, windows to the rear and glazed double doors to the side terrace with electric blinds.



FIRST FLOOR - LANDING:

Doors to both bedrooms and airing cupboard housing heating system boiler, hatch with ladder to loft with light, water tank and air purification system.

BEDROOM ONE: 3.72m (12'2") x 3.43m (11'3")

Double room with sliding doors to wardrobes with drawers across one wall, wall mounted television, ceiling light point, panic button, windows and glazed double doors to the rear leading out on to the balcony, a lovely place to sit and enjoy the beautiful landscaped gardens, views across fields and the sunset. Door to:

EN SUITE SHOWER ROOM:

Well appointed with a white Villeroy & Boch suite comprising large walk in shower, vanity hand wash basin and concealed cistern WC unit with Silestone tops, recessed ceiling down lights, over mirror lighting, easy maintenance wall panels, wall mounted heated towel radiator, Amtico flooring and Velux roof light to the rear.

BEDROOM TWO: 3.72m (12'2") x 3.43m (11'3")

Double room with sliding doors to wardrobe across one wall, ceiling light point, window to the front and door to:

EN SUITE BATHROOM:

Well appointed with a white Villeroy & Boch suite comprising panel sided bath with shower over and glazed screen, vanity hand wash basin and concealed cistern WC unit with Silestone tops, recessed ceiling down lights, over mirror lighting, easy maintenance wall panels, wall mounted heated towel radiator, Amtico flooring and Velux roof light to the front.

OUTSIDE:

This property benefits from a larger private outside space with a paved terrace, lawn and beds planted with a variety of flowers and shrubs, outside light and tap, enclosed by low picket fencing to the front and rear and a gate to the rear.



PARKING:

One parking space directly to the rear of the property. Additional parking and electric charging points are available on site.

SERVICES AND OUTGOINGS:

Mains water, drainage, gas and electricity. Gas fired under floor heating. Service Charge, approx. £3400 pa for the external maintenance and grounds of the development. South Oxfordshire District Council, Tax Band F.

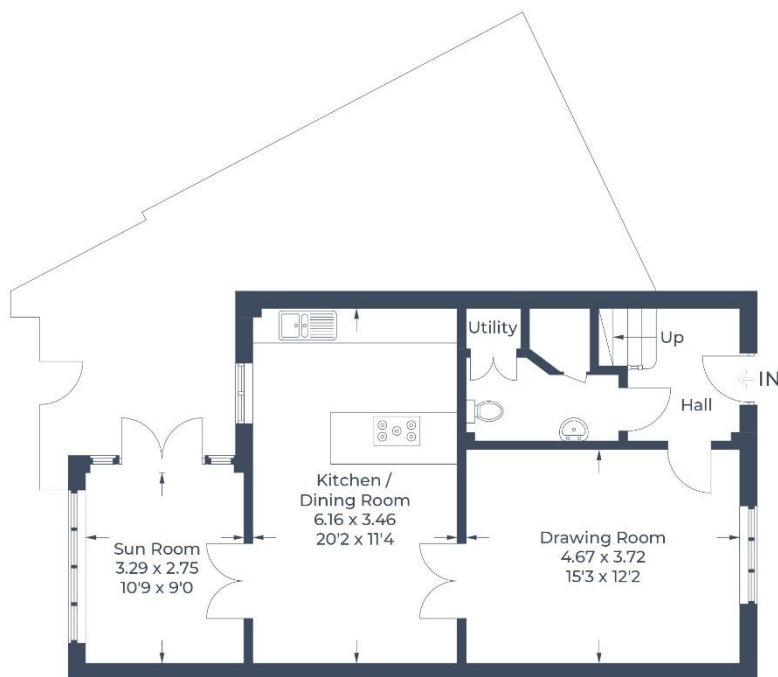
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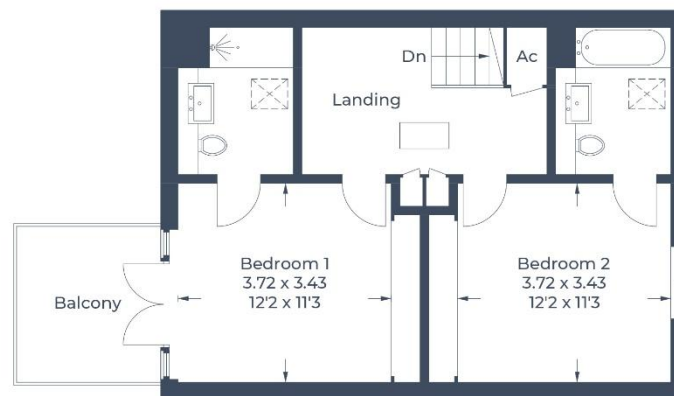
VIEWING ARRANGEMENT:

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

Approximate Gross Internal Area
 Ground Floor = 62.0 sq m / 667 sq ft
 First Floor = 53.0 sq m / 570 sq ft
 Total = 115.0 sq m / 1,237 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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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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