



Hoboken House, 6 Ingham Lane,  
Watlington, Oxfordshire, OX49 5EA

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



**DESCRIPTION**

A charming and beautifully presented Victorian semi detached house which has been tastefully improved by the current owners to provide generous living accommodation. Sitting room, large open plan family/dining room and kitchen, utility room, three bedrooms, bathroom, en suite shower, gardens and parking.

**ACCOMMODATION - GROUND FLOOR:**

Wooden front door with obscured glass inserts into:

**ENTRANCE HALL:**

Doors to sitting room and family/dining room, stairs rising to first floor with double glazed sash window to the front, under stairs shoe storage space, ceiling light point, radiator and Travertine tiled floor.

**SITTING ROOM: 3.84m (12'7") x 3.55m (11'8")**

A good size reception room with double glazed sash window to the front, fireplace with gas stove on a tiled hearth, wooden floor boards, ceiling light point, power points and radiator.

**FAMILY/DINING ROOM: 3.76m (12'4") x 5.45m (17'11")**

A stunning open plan space, feature fireplace with wooden surround and mantle and a stone tiled hearth, Travertine tiled floor with under floor heating, ceiling light point, power points, radiator and large opening to the dining area with double glazed bi-fold doors to the rear garden terrace, double glazed roof light, power points, ceiling spot lights and open to:

**KITCHEN: 3.93m (12'11") x 5.05m (16'7")**

A lovely space fitted around a large central island with induction and gas wok pan hob, Belfast sink with Quooker tap, integrated dishwasher and freezer, wine cooler, pan drawers, pop up power points, sit up area and Travertine work top. Built in to one wall, large integrated fridge, two eye level electric ovens, both with grill, one with microwave, plate warmer, further cupboards and storage, recessed ceiling down lights, travertine tiled floor with under floor heating, window to the rear, bi-fold doors opening to the side garden terrace and door to:

**CLOAKROOM/UTILITY ROOM: 2.58m (8'6") x 2.21m (7'3")**

Fitted with a white suite of WC and counter top hand wash bowl on a wooden vanity cupboard, space and plumbing for washing machine, fitted wall and base cupboard units and wood block work surface, tiled floor, under floor heating, ceiling light point and window to the side.

**FIRST FLOOR - LANDING:**

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

**FAMILY BATHROOM:**

Recently fitted with a white suite of wet room shower, wall mounted vanity hand wash basin and low level WC, ceramic tiled floor and walls, ceiling light point, hatch to loft space and double glazed obscured glass sash window to the side.



**BEDROOM TWO:** 3.82m (12'6") x 3.88m (12'9")

Double room with double glazed sash window to the front, double wardrobe, feature cast iron fireplace, hatch to loft space, ceiling light point, power points and radiator.

**BEDROOM THREE:** 2.71m (8'11") x 2.81m (9'3")

A good size single room with double glazed window to the rear, feature cast iron fireplace, ceiling light point, power points and radiator.

**BEDROOM ONE:** 3.85m (12'8") x 3.54m (11'7")

Double room with double glazed sash window to the rear, mirror fronted sliding door wardrobes to one wall, power points, ceiling spot light and door to:

**EN SUITE SHOWER ROOM:**

Recently fitted with a white suite of large walk in shower cubicle, vanity hand wash basin and concealed cistern WC, ceiling light point, radiator, tiled walls and floor and double glazed obscured glass window to the side.

**OUTSIDE:**

The property is approached over a smart paved drive with parking for two cars, electric car charger, steps up to the front door and gate to the side for access to the garden.

The garden is split into two areas, to the side is mainly laid decorative slate chippings with brick paved pathways, wooden decking and raised sleeper flower beds, outside tap, lighting, gate for access to the driveway and bordered with wooden fencing and mature shrubs. There is an excellent garden office 5.24m (17' 2") x 3.37m (12' 3"), which can be utilised to suit, fully insulated with power, recessed ceiling down lights, electric panel heater, window to the side and bi fold doors to the garden. To the rear of the property is a private, suntrap hideaway perfect for entertaining with plenty of space for outdoor comfortable furniture, outdoor lighting, laid to paving and bordered with wooden fencing.

**SERVICES AND OUTGOINGS:**

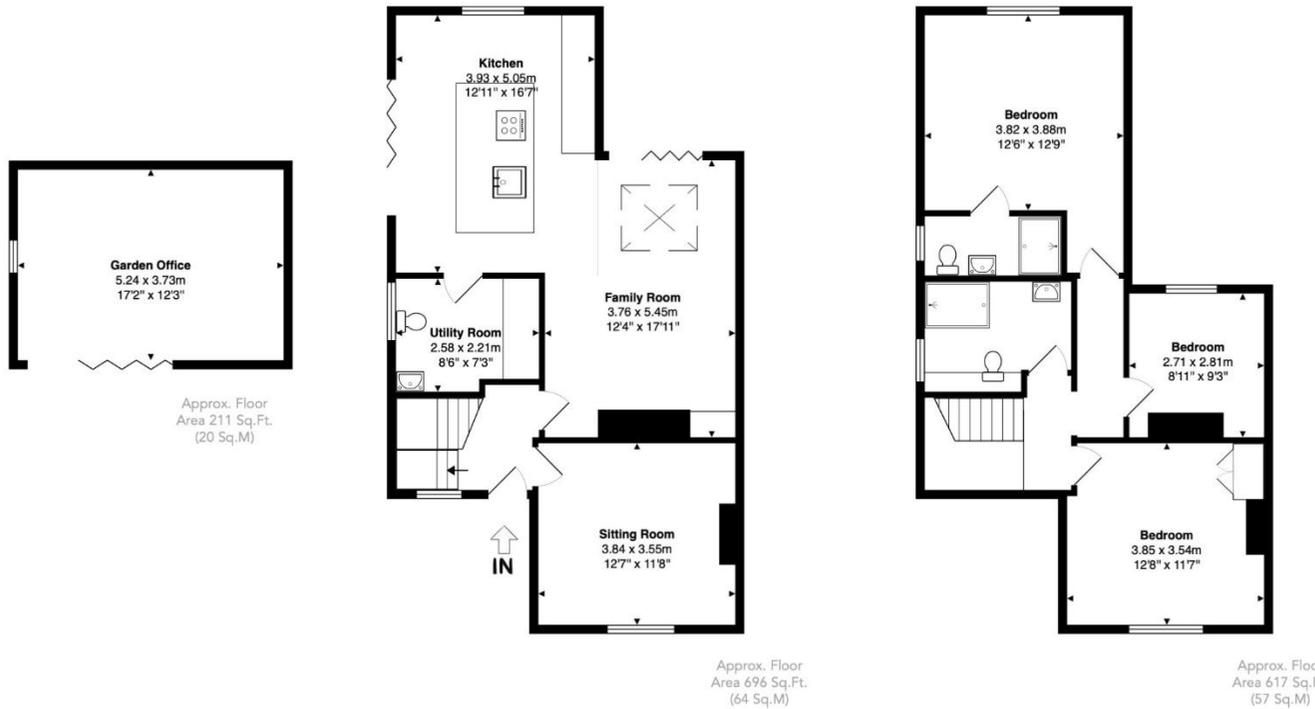
Mains water, drainage, gas and electricity. Gas central heating. Telecom subject to regulations. South Oxfordshire District Council - Tax Band - D.

**EPC RATING:**

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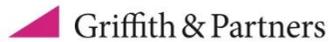
**VIEWING ARRANGEMENT:**

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 142 SqM (1542 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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