



8 Hurdlers Green, Watlington,
Oxfordshire, OX49 5JD

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



DESCRIPTION

Immaculately presented 3 bedroom property within walking distance to the pretty High street. The property has been cleverly updated, giving a contemporary feel, yet with a very homely ambience. Includes Shaker style kitchen, light filled dining room & wood burner in the lounge. Parking.

APPROACH

Timber gate with path up to front door.

ACCOMMODATION - GROUND FLOOR:

Front door into::

PORCH:

Door into hallway, with stairs to first floor, doors through kitchen and living room. Built in cupboard.

CLOAKROOM:

Vanity unit with bowl style basin and cupboard under, wall hung WC, built in shelves, tiled floor.

KITCHEN: 3.6m (11'10") x 2.79m (9'2")

A stylish kitchen with Shaker style cupboard, including a mixture of drawers and cupboards, some with glass fronts. Granite work top with inset sink and mixer tap. Free standing range style dual fuel cooker,

with extractor hood over, dishwasher, free standing fridge freezer. Tiled floor with electric under floor heating. Window to the front.

DINING ROOM: 3.6m (11'10") x 3.3m (10'10")

The house has been extended at the rear to provide a dining room with vaulted ceiling, roof lights and good natural light, continuation of tiled floor and doors opening out into the garden.

LIVING ROOM: 5m (16'5") x 2.8m (9'2")

A generous size living room with double aspect and glazed door opening out into the garden. Timber floor, hearth with wood burning stove. Zoned underfloor heating throughout the downstairs.



STAIRS TO FIRST FLOOR LANDING

Landing with timber floor

BEDROOM ONE 3.8m (12'6") x 2.97m (9'9")

Double bedroom overlooking the front with timber flooring.

BEDROOM TWO 3.8m (12'6") x 2.8m (9'2")

Double bedroom overlooking the front with timber flooring

DRESSING ROOM 2.08m (6'10") x 1.98m (6'6")

Currently used as dressing room with continuation of timber floor and window overlooking the back garden. This could also be used as a study.

BATHROOM

A modern bathroom with bath, glazed shower screen and thermostatic shower, bowl style basin set on vanity unit with drawers under, WC.

OUTSIDE

Enclosed garden to the rear with a terraced area, grass and borders, archway through to garden shed and back gate.

PARKING

One off road parking space to the side.

SERVICES

Services: Electricity, Water , Mains drainage

Broadband: BT indicates 61-73 mbps download available (not checked or warranted)

Local Authority: South Oxfordshire District Council

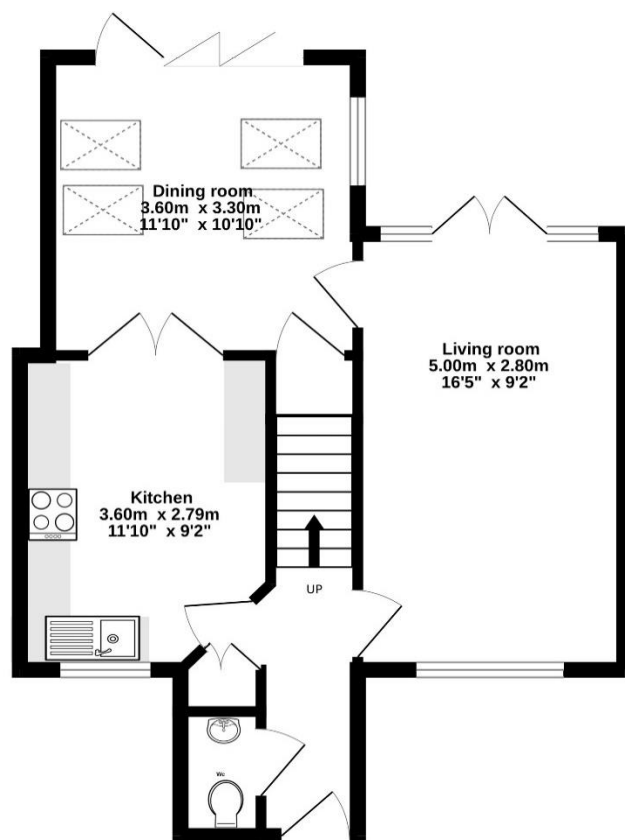
Council Tax Band: £2,143.63 pa 2022 / 2023

EPC Rating: F28

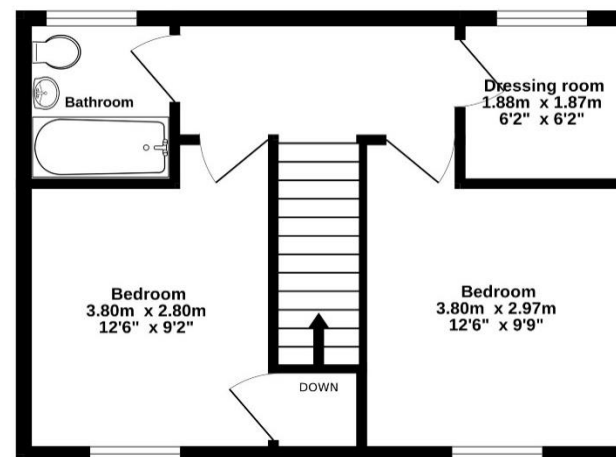
VIEWINGS

Viewings strictly by appointment: 01491 612831 /
watlington@griffithandpartners.co.uk

Ground floor



1st floor



TOTAL FLOOR AREA : 97.0 sq.m. (1044 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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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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