



11 Church Street, Watlington,  
Oxfordshire, OX49 5QP

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





#### DESCRIPTION

Full of charm and original features, a pretty Grade II listed thatched cottage located in a quiet sought after street in the heart of Watlington town centre. Reception room with fireplace, kitchen, two bedrooms, bathroom and a private, mature and pretty garden with an entertaining terrace.

#### ACCOMMODATION - GROUND FLOOR

Part glazed door into:

#### SITTING/DINING ROOM: 5.66m (18'7") x 4.29m (14'1")

A cosy reception room to the front of the house with exposed beams, Ingelnook fireplace with traditional bressumer beam and electric wood burner style stove, stairs rising to the first floor with cupboard under, radiator, window to the front. door the the rear hallway and door to:

#### KITCHEN: 3.53m (11'7") x 2.59m (8'6")

Fitted with a range of base units housing cupboards and drawers, block edge work surfaces, inset white sink/drain unit with mixer tap, built in electric oven with electric hob over, washing machine, quarry tiled floor and part tiled splash backs. and refrigerator . Exposed timber beams and quarry tile floor, space for breakfast table.



#### REAR HALLWAY

Back door into garden, area for boots and coats.

#### UTILITY CUPBOARD:

Area for washing machine and boiler

#### FIRST FLOOR - LANDING:

Stairs to first floor landing with structural timbers and downlighters.

#### BEDROOM ONE: 3.3m (10'10") x 2.62m (8'7")

Double bedroom with exposed beams feature Ingelnook fireplace, radiator, windows to the front and door to:





**CLOSET:** 2.01m (6'7") x 1.68m (5'6")

Useful walk in cupboard space with hanging rails or could possibly be a study. Window to the front.

**BEDROOM TWO:** 3.58m (11'9") x 2.36m (7'9")

A small double bedroom with exposed structural timbers, radiator and window to the rear.

**BATHROOM:**

Fitted with a white suite comprising bath with electric shower and glazed side screen pedestal hand wash basin and close coupled WC, part tiled walls, radiator, storage cupboard with slatted shelving and window to the rear.

**GARDEN:** 14m (45'11") x 0m (0")

Enclosed garden extending to approximately 14m with terrace area adjacent to the house with space for table and chairs, raised lawn with shrub borders, a cherry tree and garden shed, enclosed by wood panel fencing.

**SERVICES AND OUTGOINGS:**

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

**EPC RATING:**

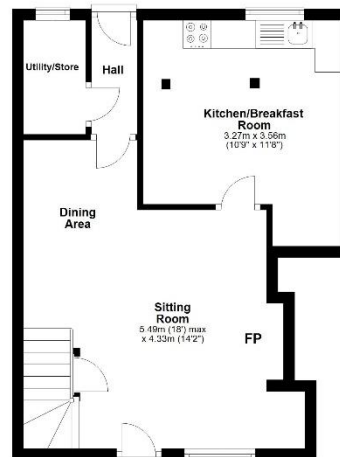
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**VIEWING ARRANGEMENT:**

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

### Ground Floor

Approx. 39.1 sq. metres (421.4 sq. feet)



### First Floor

Approx. 29.0 sq. metres (312.6 sq. feet)



Total area: approx. 68.2 sq. metres (734.0 sq. feet)

Note: THE TOTAL FLOOR AREA INCLUDES THE GARAGE  
Plan produced using PlanUp.

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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