



G & P

**PILGRIM COTTAGE, 59 BROOK STREET,
WATLINGTON, OXFORDSHIRE, OX49 5EH**

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This Grade II listed detached cottage with a wealth of character features, thought to be one of the oldest properties in Watlington, has undergone considerable renovations and extensions by the current owner. Two reception rooms, kitchen, three bedrooms, bathroom, pretty garden and gas central heating.

PRICE ON APPLICATION FREEHOLD

ACCOMMODATION - GROUND FLOOR:

Solid wood front door to:

ENTRANCE HALL:

An addition to the property very much in the style of the original property. Window to the front, cloaks cupboard, ceiling light point, terracotta tiled floor, doorway to dining room and door to sitting room.

DINING ROOM: 4.51m (14'10") x 2.41m (7'11")

Another sympathetically built addition to the property providing a double aspect, elegant room. Terracotta tiled floor, wall light point, television point, radiator, ample power points and door to the rear garden.

SITTING ROOM: 4.72m (15'6") x 3.35m (11'0")

A lovely south facing room with a charming brick built inglenook fireplace with Bressumer beam over, attractive exposed beams and a terracotta tiled floor. Ample power points, wall light points, radiator and television point, Door leading to staircase and door to:

KITCHEN: 4.6m (15'1") x 2.01m (6'7")

A double aspect kitchen/breakfast room fitted in a Shaker-style with matching floor and wall mounted units. Beech effect roll top Formica work surfaces with inset stainless steel one and a half bowl sink/drainers unit and inset four ring gas hob. Ceramic tiled floor, Ceiling light, radiator, ample power points, dishwasher and fridge freezer.



FIRST FLOOR - LANDING:

Feature port hole window overlooking the rear garden, doors to all 3 bedrooms and bathroom, radiator, power point and ceiling light point.

BEDROOM ONE: 4.52m (14'10") x 2.46m (8'1")

Large single aspect, double room with south facing dormer window. Wall lights, power points and radiator.

BEDROOM TWO: 4.47m (14'8") x 2.44m (8'0")

A double aspect double bedroom with exposed timbers, fitted half height cupboards, radiator, power points and wall light fittings.

BEDROOM THREE: 4.72m (15'6") x 2.01m (6'7")

A double aspect west facing double bedroom with a wealth of exposed timbers. Telephone point, radiator, wall light points, power points wall mounted gas central heating boiler.

BATHROOM:

A plush, fitted bathroom suite comprising low level WC, pedestal wash basin and jacuzzi bath with separate chrome thermostatic shower over and glass and chrome screen. Attractive tiled splashbacks, white ladder style heated towel rail, window overlooking rear garden and ceiling light point.

OUTSIDE -**EXTERNAL UTILITY ROOM:**

Washing machine, light and power point.

REAR GARDEN:

Part walled mature garden lies to the rear of the property which is laid to lawn with well stocked flower and shrub borders and attractive patio area with steps. Gate for side access.

SUMMER HOUSE: 2.35m (7'9") x 2.95m (9'8")

Log cabin style summerhouse, part glazed with fully glazed doors and felt roof.

SERVICES AND OUTGOINGS:

Mains water, drainage, gas and electricity. Gas central heating. Telecom subject to regulations. South Oxfordshire District Council, Tax Band E - £1,873.78 (2013/14).

VIEWING ARRANGEMENT:

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

NB

The floor plan is included as a service to our clients and is intended as a guide to layout only.





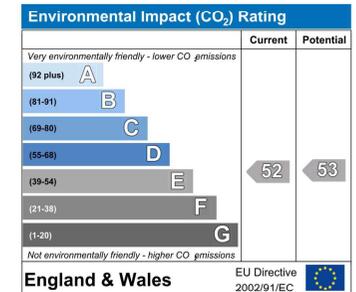
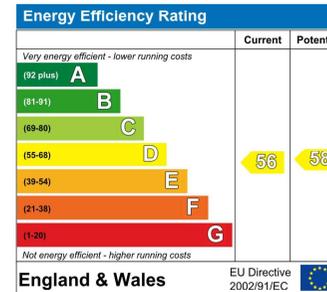
Energy Performance Certificate



59, Brook Street
WATLINGTON
OX49 5EH

Dwelling type: Detached house
Date of assessment: 22 September 2010
Date of certificate: 22 September 2010
Reference number: 8660-6921-7470-1972-7922
Type of assessment: RdSAP, existing dwelling
Total floor area: 85 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	332 kWh/m ² per year	324 kWh/m ² per year
Carbon dioxide emissions	4.7 tonnes per year	4.6 tonnes per year
Lighting	£87 per year	£43 per year
Heating	£729 per year	£739 per year
Hot water	£98 per year	£98 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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