



43 Chapel Street, Watlington,
Oxfordshire, OX49 5QU

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



DESCRIPTION

Completely refurbished by the current owner, this charming, beautifully presented cottage has spacious accommodation over 3 floors comprising living/dining room, kitchen, conservatory, cloakroom, 3 double bedrooms, en suite shower & family bathroom. Low maintenance garden & parking for 1/2 cars.

ACCOMMODATION - GROUND FLOOR:

Part glazed door into:

HALLWAY:

Doors to the living/dining room and cloakroom, stairs rising to the first floor, Oak flooring.

CLOAKROOM:

Fitted with a white pedestal hand wash basin and close coupled WC, Oak flooring.

LIVING/DINING ROOM: 3.17m (10'5") x 8.4m (27'7")

A substantial double aspect reception room providing plenty of space for lounging and dining, brick faced feature fireplace with a slate hearth, Oak flooring, windows to the front and glazed double doors to the conservatory. Open to:

CONSERVATORY: 3.03m (9'11") x 2.4m (7'10")

Of UPVC construction on a dwarf brick wall, glazing to two sides with opening windows and double doors to the side, terracotta tiled floor.

KITCHEN: 1.91m (6'3") x 4.51m (14'10")

Smartly fitted with a matching range of Shaker style wall and base units housing cupboards and drawers, granite work surfaces, breakfast bar and up stands, under set sink with mixer tap, built in oven with inset 5 ring gas hob and extractor hood over, integrated dishwasher, fridge and freezer, wall mounted Worcester combi boiler, large cupboard with space and plumbing for washing machine, window to the rear.

FIRST FLOOR - LANDING:

A bright airy space with doors to bedrooms two and three and bathroom, stairs rising to the second floor and window to the front.



BEDROOM TWO: 3.13m (10'3") x 3.88m (12'9")

Double bedroom with built in double wardrobe and window to the rear.

BEDROOM THREE: 3.13m (10'3") x 3.64m (11'11")

Double bedroom with built in double wardrobe and window to the front.

BATHROOM:

Superbly fitted with a white matching suite comprising panel sided double end shower bath, vanity hand wash basin and WC, part tiled walls, traditional style towel radiator and window to the rear.

SECOND FLOOR - MASTER BEDROOM: 3.21m (10'6") x 5.87m (19'3")

A spacious double bedroom in the loft space with Velux roof light to the rear doors to large wardrobe and to:

EN SUITE SHOWER ROOM:

Fitted with a white suite comprising corner shower cubicle, pedestal hand wash basin and close couple WC

OUTSIDE - REAR GARDEN:

A pretty garden designed for low maintenance, mainly laid to stone paving with planted flower and shrub beds and a painted wooden pergola, all enclosed by close board fencing and brick walls with a gate to the side for access.

PARKING:

A gravelled parking area for one or two cars (one behind the other).

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:

66 D

VIEWING ARRANGEMENT:

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



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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42 High Street, Watlington
Oxfordshire, OX49 5PY
01491 612831

33a High Street, Benson
Oxfordshire, OX10 6RP
01491 839939

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griffithandpartners.co.uk