



FIELD COTTAGE, NEWINGTON,  
OXFORDSHIRE, OX10 7AG

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A superbly extended and updated bedroom semi detached cottage with generous accommodation comprising two reception rooms, large kitchen/breakfast room, three bedrooms, wet room and bathroom. Large gravelled driveway and private rear gardens overlooking open paddocks.

**GUIDE PRICE £495,000 FREEHOLD**

## ACCOMMODATION - GROUND FLOOR:

Hanging porch and replacement door into

### ENTRANCE HALL:

Stairs rising to first floor with cupboard below, second cupboard with space and plumbing for washing machine, UPVC window to the side, door to the lounge, ceiling light point, electric consumer unit and phone point.

### LOUNGE: 7.9m (25'11") x 5.5m (18'1")

A spacious reception room with UPVC double glazed window to the front, fireplace with multi fuel burning stove on a brick tiled hearth, second fireplace alcove, solid Oak flooring, doors to day room and wet room, frosted glazed doors to kitchen/breakfast room, ceiling light points, coved ceiling, telephone point, telephone point and power points.

### DAY ROOM: 3.6m (11'10") x 3m (9'10")

UPVC double doors opening to the rear garden, polished stone tiled floor with under floor heating, ceiling light point, coved ceiling and power points.

### WET ROOM: 2.4m (7'10") x 2.3m (7'7")

UPVC double glazed window to the rear, white low level WC and wall mounted hand wash basin, shower fitting, stone tiled floor with under floor heating, tiled walls, extractor fan and ceiling light point.

### KITCHEN/BREAKFAST ROOM: 7.3m (23'11") x 2.9m (9'6")

A great size family area with plenty of natural light coming from UPVC double glazed windows to the front and to the side, UPVC double glazed double doors to the rear garden. Fitted with a range of white gloss base units housing cupboards and drawers, Walnut work surfaces, inset contemporary stainless steel sink/drainer unit with mixer tap, integrated dishwasher, Range cooker with six ring halogen hob and brushed stainless steel extractor hood over, space for large side by side fridge freezer, ceiling light points, power points, tiled floor with under floor heating, space for large table and chairs and frosted glass door to large larder cupboard with shelving and ceiling light point.

### FIRST FLOOR - LANDING:

Split with stairs to the left and right, doors to all three bedrooms and bathroom, doors to cupboard, ceiling light point and window to the front:



**BEDROOM ONE:** 4.3m (14'1") x 3.6m (11'10")

Double room with UPVC double glazed window to the front, wall mounted electric storage heater, ceiling light point and power points.

**BEDROOM THREE:** 3.1m (10'2") x 2.9m (9'6")

Large single room with UPVC double glazed windows to the rear, door to a shelved cupboard, hatch to loft, wall mounted electric storage heater, ceiling light point and power point.

**BATHROOM:** 3m (9'10") x 1.6m (5'3")

UPVC double glazed window to the rear, fitted with a white suite of panel sided bath with shower over, vanity hand wash basin with storage below and low level WC. Part tiled walls, tiled floor, wall light point and cupboard housing Megaflow water tank.

**BEDROOM TWO:** 5m (16'5") x 2.9m (9'6")

Double aspect double bedroom with UPVC double glazed windows to the rear and side, doors to two large cupboards, ceiling light point, power points and wall mounted electric storage heater.

**OUTSIDE:**

The property is approached over a wooden five bar gate on to a recently gravelled driveway. Hedged borders, flower and shrub beds and gate for access to the rear garden.

The rear garden private and of good size with paved terrace adjacent to the property continuing on to a large lawn with an ornamental Cherry tree, selection of fruit trees, flower beds, vegetable garden and surrounded by open paddocks.

**SERVICES AND OUTGOING:**

Mains water, drainage and electricity. Electric storage heating. Telecom subject to regulations. South Oxfordshire District Council - Tax Band E.

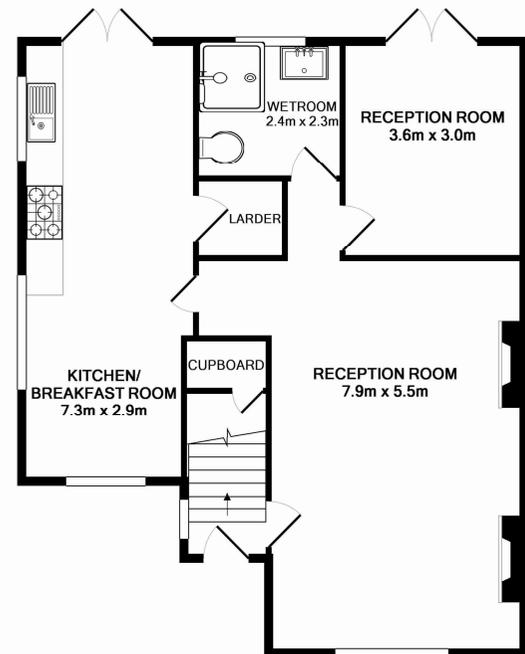
**VIEWING ARRANGEMENT:**

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

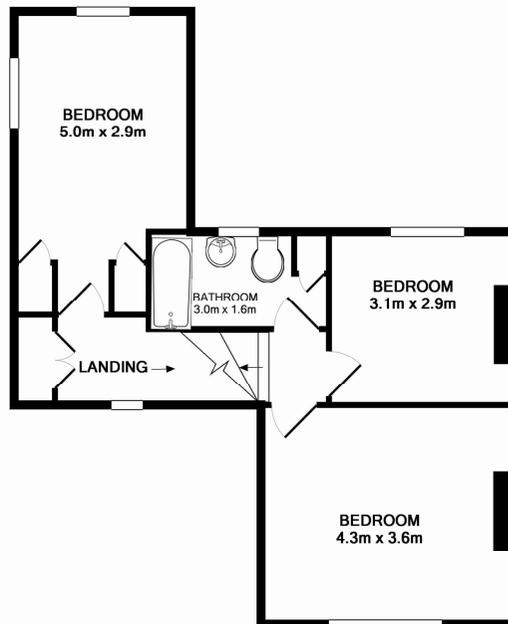
**NB**

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





GROUND FLOOR  
APPROX. FLOOR  
AREA 74.8 SQ.M.  
(805 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 49.1 SQ.M.  
(529 SQ.FT.)

TOTAL APPROX. FLOOR AREA 123.9 SQ.M. (1333 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Energy Performance Certificate



Field Cottage, Newington, WALLINGFORD, OX10 7AG

Dwelling type: Semi-detached house  
Date of assessment: 27 May 2014  
Date of certificate: 28 May 2014  
Reference number: 8006-5038-5129-8826-0543  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 136 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

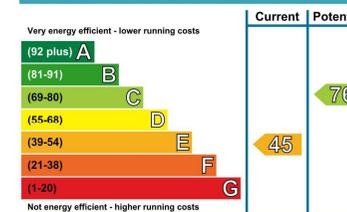
Estimated energy costs of dwelling for 3 years:	£ 5,655
Over 3 years you could save	£ 2,640

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 282 over 3 years	
Heating	£ 4,830 over 3 years	£ 2,439 over 3 years	
Hot Water	£ 564 over 3 years	£ 294 over 3 years	
<b>Totals</b>	<b>£ 5,655</b>	<b>£ 3,015</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 4.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 570	✓
2 Floor insulation	£800 - £1,200	£ 395	✓
3 Fan assisted storage heaters and dual immersion cylinder	£1800 - £2400	£ 1,538	✓

See page 4 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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