



8 Quarrington Place, Watlington,  
Oxfordshire, OX49 5JQ

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



**DESCRIPTION**

A smart, easy maintenance modern property in a quiet residential close with views over open fields, located within a few minutes walk of shops, schools and amenities. Kitchen, living room, cloakroom, three bedrooms, family bathroom, en-suite shower room, South facing garden and parking for up to two cars.

**ACCOMMODATION - GROUND FLOOR:**

Solid front door into:

**HALLWAY:**

Doors to kitchen, living room, cloakroom and two storage cupboards, stairs rising to the first floor, wood flooring, radiator and recessed ceiling down lights.

**KITCHEN:** 3.63m (11'11") x 2.42m (7'11")

Fitted with a range of wall and base units housing cupboards and drawers, work surfaces, inset composite sink/drainers unit with mixer tap, inset gas hob with extractor hood over, built in double oven, integrated fridge freezer, space and plumbing for washing machine and dishwasher, tiled floor, radiator, recess ceiling down lights and window to the front.

**CLOAKROOM:**

Fitted with a white suite comprising pedestal hand wash basin and concealed cistern WC, half panelled walls, tiled floor, radiator and recessed ceiling down lights

**LIVING ROOM:** 4.46m (14'8") x 3.23m (10'7")

A bright reception room with wood floor, radiators, recessed ceiling down lights, window and glazed double doors to the rear garden with open views to West Meadow.

**FIRST FLOOR - LANDING:**

Doors to bedrooms one, three and family bathroom, stairs rising to the second floor, radiator, recessed ceiling down lights and window to the front.

**BEDROOM ONE:** 4.08m (13'5") x 3.82m (12'6")

Double bedroom with built in double wardrobe, radiator, ceiling light point, two windows to the rear overlooking West Meadow and the Chiltern Hills beyond. Door to:



**EN SUITE SHOWER ROOM:**

Fitted with a white suite comprising walk in shower cubicle, pedestal hand wash basin and concealed cistern WC, tiled floor, part tiled walls, wall mounted heated towel radiator and recessed ceiling down lights.

**BEDROOM THREE:** 2.58m (8'6") x 2.3m (7'7")

Small double bedroom with radiator, ceiling light point and window to the front.

**FAMILY BATHROOM:**

Fitted with a white suite comprising panel sided bath with glazed screen and shower over, pedestal hand wash basin and concealed cistern WC, tiled floor, part tiled walls, wall mounted heated towel radiator and recessed ceiling down lights.

**SECOND FLOOR - BEDROOM TWO:** 40.71m (133'7") x 3.39m (11'1")

Double bedroom with eaves storage cupboards, cupboard housing gas combi boiler (replaced Jan 2024), radiators, ceiling light points, two dormer windows to the rear of the property with far reaching views of the Chiltern Hills and door to:

**EN SUITE CLOAKROOM:**

Fitted with a white suite comprising pedestal hand wash basin and concealed cistern WC, part tiled walls, radiator and wall light point.

**OUTSIDE:**

The South/South West facing garden has a paved terrace leading on to lawn with with flower and shrub borders and backs on to West Meadow.

**PARKING:**

Allocated tandem parking space for two cars.

**SERVICES AND OUTGOINGS:**

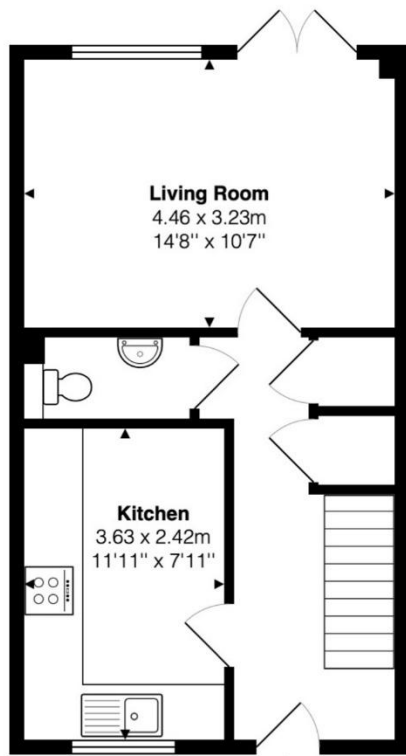
Mains water, drainage, gas and electricity. Gas central heating, South Oxfordshire District Council, tax band D. Residents association service charge, £700 pa.

**EPC RATING:**

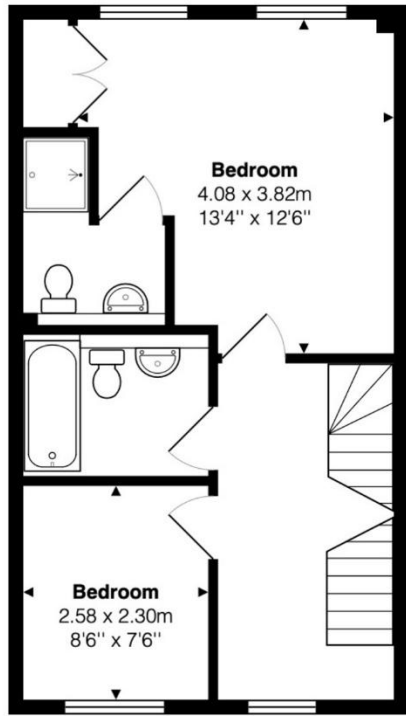
76 C

**VIEWING ARRANGEMENT:**

Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/522800/839939.



Approx. Floor Area 396 Sq.Ft. (37 Sq.M)



Approx. Floor Area 396 Sq.Ft. (37 Sq.M)



Approx. Floor Area 237 Sq.Ft. (22 Sq.M)

The approximate total area for the elements of the property represented on the floorplan is 96 SqM (1029 Sq.Ft)

8 Quarrington Place, Watlington, Oxfordshire, OX49 5JQ



This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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.

G298

42 High Street, Watlington  
Oxfordshire, OX49 5PY

Henley - 01491 522800  
Benson - 01491 839939  
Watlington - 01491 612831

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

[griffithandpartners.co.uk](http://griffithandpartners.co.uk)