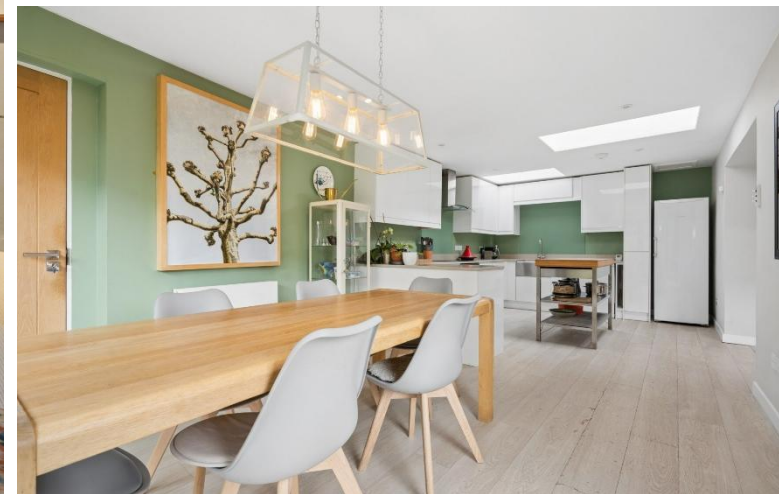




Royal Oak, 27 Gorwell,
Watlington, Oxfordshire, OX49 5QB

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



DESCRIPTION:

Royal Oak with its 16th Century origins, is a spacious, character residence perfect for family life & entertaining. With accommodation over 3 floors providing large kitchen/breakfast/family room, 2 large reception rooms, study, 4 bedrooms, 3 bathrooms, workshop/studio, beautiful gardens & parking

ACCOMMODATION - GROUND FLOOR:

Tiled portico and wooden front door into:

GALLERIED HALLWAY:

Stairs rising to the first floor with storage cupboard beneath, doors to cloakroom and family room, window to driveway, radiator, and wall light points.

CLOAKROOM:

Fitted with a vanity hand wash basin and low level WC, recessed ceiling spot light, radiator and window to the side.

FAMILY ROOM: 60.47m (198'5") x 4.5m (14'9")

A great room for everyday living, plenty of natural light from half-glazed doors and windows over looking the garden, large open arch way through to the kitchen/breakfast room, double wooden doors to the dining room, radiator, recessed ceiling downlights and hatch to loft space covering the whole of the room, also housing Megaflo water tank.

KITCHEN/BREAKFAST ROOM: 7.45m (24'5") x 3.45m (11'4")

A bright, cheery room with light from two Velux roof lights over the kitchen end, full length window and bi-fold doors to the garden. Fitted with a range of matching wall and base units housing cupboards and drawers, quartz work surfaces and upstands, stainless Belfast style sink with mixer tap, built in double oven with ceramic hob and extractor over, large fridge, dishwasher, radiator, recessed ceiling down lights and door to:

UTILITY ROOM:

Base cupboard with stainless steel sink/drainer and mixer tap over, washing machine and tumble dryer, radiator, recessed ceiling down lights and glazed door to:

STORE: 5.85m (19'2") x 3.42m (11'3")

A useful space with many other uses to suit, window and door to the side, wall light points and recessed ceiling down lights.

DINING ROOM: 6.86m (22'6") x 4.44m (14'7")

A beautiful reception room with two double glazed windows to the side, velux roof light to the side, double wooden doors to the study and steps down to the drawing room, solid wood flooring and radiators.

STUDY: 4.75m (15'7") x 3.35m (11'0")

Window to the side, recessed ceiling down lights and radiator.

DRAWING ROOM: 8.75m (28'8") Max x 7.88m (25'10") Max

What was originally the bar area of The Royal Oak public house, the drawing room is stunning and bursting with a wealth of period features including exposed ceiling beams and wall timbers. It offers plenty of space for relaxing or entertaining around the attractive corner Inglenook fireplace with Bressumer beam over, quarry tiled hearth and wood burning stove. Windows to the front and side, half-glazed door to the front and period radiators. This must be the best room to dress for Christmas!



FIRST FLOOR - LANDING:

An L-shaped landing with windows to the front and side, exposed wall timbers, stairs rising to the second floor, wall light points and doors to three of the bedrooms, family bathroom and airing cupboard with light and slatted shelving.

FAMILY SHOWER ROOM:

Fitted with a white suite comprising large walk in shower, vanity hand wash basin and concealed cistern. Part tiled walls, illuminated mirror, vanity storage cupboard, wall mounted heated towel radiator, recessed ceiling spot lights, window to the rear,

BEDROOM FOUR: 3.33m (10'11") x 2.9m (9'6")

Double room with window to the side, wall light points, radiator and door to small storage cupboard.

BEDROOM TWO: 3.62m (11'11") x 3.03m (9'11")

Double room with window to the front, exposed wall timbers, wall light points, radiator and door to:

EN SUITE SHOWER ROOM:

Fitted with a white suite comprising large shower cubicle, vanity hand wash basin and close coupled WC, part tiled walls, ceiling light point, wall mounted heated towel radiator and window to the side.

BEDROOM THREE: 4.75m (15'7") x 3.43m (11'3")

Attractive double room with corner feature fireplace with brick hearth and Bressumer beam. Exposed wall timbers, radiator, wall light points window to the front.

SECOND FLOOR - LANDING:

Velux roof light, doors to storage cupboard, master bedroom and master bathroom, recessed ceiling down lights.

PRINCIPLE BEDROOM: 6.2m (20'4") x 4.2m (13'9")

Double room with two Velux roof lights, exposed timbers, two double built in wardrobes, walk in storage cupboard with light, recessed ceiling down lights, and radiator.

PRINCIPLE BATHROOM:

Fitted with a white suite comprising free standing roll top bath, shower cubicle and vanity hand wash basin, built in storage drawers with counter top, built in eaves storage cupboards to one wall. Velux roof light, hatch to loft space, wall mounted heated towel radiator and recessed ceiling down lights.

OUTSIDE:

To the side of the property is a large driveway for approximately 3/4 cars with double gates opening to a gravelled section of the rear garden if more parking is required. The spacious, attractive garden is varied and established with a Southerly aspect laid out in several different areas. Immediately adjacent to the property is a large rustic paved patio with an old well, planters, shrub borders, wall climbers, a vine covered wooden gazebo and plenty of space for outside dining, the remaining space is gravelled with herbaceous borders, a pathway under a rose adorned arbour, through to a curved high feature hedge which cleverly shields a further section of the gardens mainly laid to gravel with mature trees, shrubs and a large workshop with power, light, water and windows to the side, perfect for art/pottery/sewing/yoga/pilates/home office/clinic, whatever you may need

Approximate Gross Internal Area
 Ground Floor = 195.8 sq m / 2,107 sq ft
 First Floor = 69.1 sq m / 744 sq ft
 Second Floor = 50.7 sq m / 546 sq ft
 Total = 315.6 sq m / 3,397 sq ft

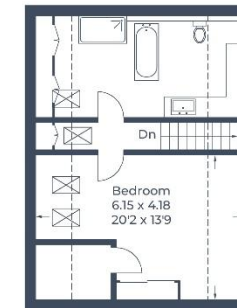
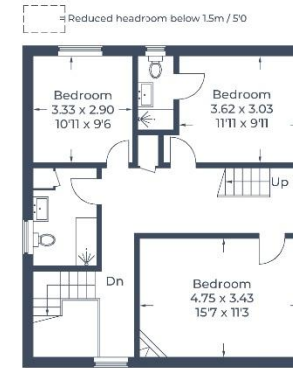
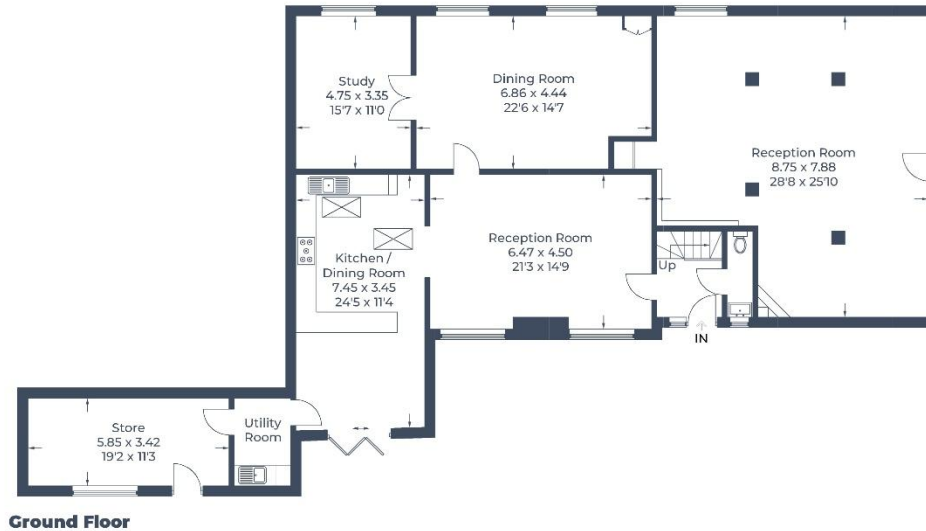


Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © CJ Property Marketing Produced for Griffith Partners

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