



Walnut Cottage, 26 Watcombe Road,
Watlington, Oxfordshire, OX49 5QJ

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



DESCRIPTION

An interesting architect designed cottage style house built in the late 70's of Selbourn stock bricks under a Swallows hand made tiled roof situated on a quiet unadopted road. Two reception rooms, kitchen/breakfast room, cloakroom, four bedrooms, bathroom, garden with studio, parking and garage.

ACCOMMODATION - GROUND FLOOR:

Panelled front door and external light into:

ENTRANCE HALL:

Doors to cloakroom, garage, dining room, sitting room and kitchen/breakfast room, stairs rising to the first floor, ceiling light point, power points and radiator.

CLOAKROOM:

Fitted with a suite of low level WC and hand wash basin, tiled splash back, ceiling light point, radiator and obscured glass window to the front.

DINING ROOM: 3.5m (11'6") x 2.5m (8'2")

Window to the front, hardwood floor, radiator, ceiling light point, radiator and double doors to:

SITTING ROOM: 5.6m (18'4") x 3.5m (11'6")

An elegant double aspect reception room with French doors and windows to the rear garden and window to the side, wooden fireplace surround with marble strips and hearth, fitted display shelves and cupboard, ceiling light points, power points, radiators and television aerial point.

KITCHEN/BREAKFAST ROOM: 4.3m (14'1") x 3.3m (10'10")

Fitted with a custom built range of Beech base and wall units comprising cupboards and drawers, solid wood work surfaces, inset stainless steel 1½ bowl sink/drainers unit with mixer tap, inset four ring gas hob with electric cooker below and extractor hood over, space and plumbing for dishwasher and washing machine, space for fridge/freezer, under stairs storage cupboard, ceramic tiled splash backs, quarry tiled floor, ceiling light point, recessed ceiling down lights, power points, radiator, space for table and chairs and windows and door to the rear garden.

FIRST FLOOR:

Half landing with eaves storage cupboards, Velux roof light and two stairs up to galleried landing with doors to all four bedrooms and bathroom, ceiling light point and hatch to boarded loft space.

BEDROOM ONE: 4.3m (14'1") x 3.5m (11'6")

Dormer window over looking the rear garden, fitted storage cupboard, ceiling light point, recessed ceiling down lights, power points and radiator.

BEDROOM TWO: 3.5m (11'6") x 2.8m (9'2")

Dormer window to the front, ceiling light point, power points and radiator.

BEDROOM THREE: 3.4m (11'2") x 2.4m (7'10")

Velux roof light to the rear, cupboard housing Potterton gas central heating boiler, hot water cylinder and slatted wooden shelving. Ceiling light point, power points and radiator.



BEDROOM FOUR: 2.4m (7'10") x 1.9m (6'3")

Velux roof light to the front, ceiling light point, power points and radiator.

BATHROOM: 3.3m (10'10") x 2.4m (7'10")

A large family bathroom, smartly fitted with a white suite comprising panel sided bath, large walk in quadrant shower cubicle with Mira digital controlled shower and dark wood vanity unit with hand wash basin, concealed cistern WC, cupboard and drawers, tiled floor and part tiled walls, wall mounted heated towel rail, recessed ceiling down lights, door to linen cupboard and double Velux window to the front.

OUTSIDE:

Attractive approach to the property over a Selbourne paviour brick driveway for two cars, privet hedge with gravelled area and flower beds. Pathway along the side of the house with a secure gate for access to the rear. There is an extra parking space in front of the hedge.

A delightful rear garden has a paved terrace with semi circular bench, brick retaining wall and planters, a sloping grass path leads up the main lawn planted with ever greens, mature shrubs, fruit trees and well stocked borders. Towards the rear of the garden is an ornamental pond, garden shed and studio.

GARDEN STUDIO: 5.48m (18'0") x 2.45m (8'0")

Timber built with Swallows tiled roof, porch, glazed on all sides with opening sashes, lined with soft wood stained cladding, wooden floor raised on joists and insulated, electric heaters, lighting and power points.



INTEGRAL GARAGE: 4.95m (16'3") x 2.36m (7'9")

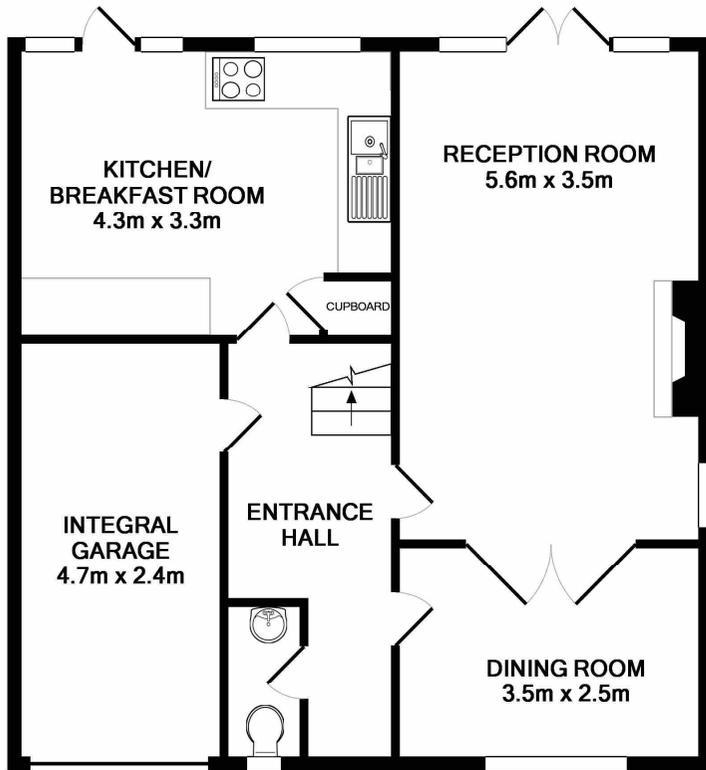
Single garage with electric timber up and over door, power, light and electric consumer unit.

SERVICES AND OUTGOINGS:

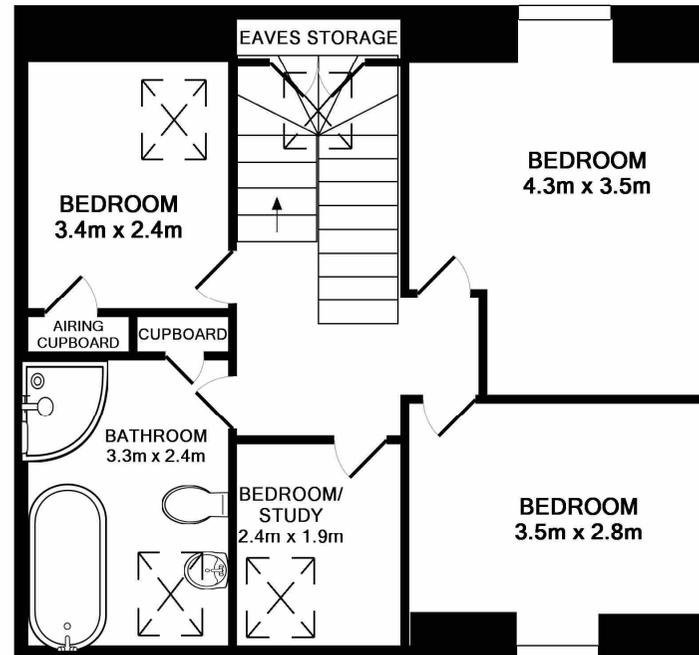
Mains water, drainage, gas and electricity. Gas central heating. Solar panels for hot water. Telecom subject to regulations. South Oxfordshire District Council - Tax Band F.

VIEWING ARRANGEMENT:

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



GROUND FLOOR
APPROX. FLOOR
AREA 62.5 SQ.M.
(672 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 51.9 SQ.M.
(558 SQ.FT.)

TOTAL APPROX. FLOOR AREA 114.3 SQ.M. (1231 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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NB: The floor plan is included as a service to our clients and is intended as a guide to layout only.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	69
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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