



7 Watcombe Road, Watlington,  
Oxfordshire, OX49 5QJ

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



**DESCRIPTION**

Situated on a quiet private road close to the town centre, a smartly presented detached family home with accommodation comprising two reception rooms, kitchen/breakfast room, utility room, cloakroom, four bedrooms, en suite and family bathrooms. Mature south west facing garden, parking and garage.

**ACCOMMODATION - GROUND FLOOR:**

Wooden front door with glazed panel insets into:

**ENTRANCE HALL:**

Doors to the garage, large cloaks cupboard with light, kitchen/breakfast room and large storage cupboard with light and power, stairs rising to the first floor with cupboard below, tiled floor, coved ceiling light points, power points and electric consumer unit.

**SITTING ROOM:** 4.9m (16'1") x 4.8m (15'9")

Double aspect reception room with double glazed windows to the front and side, Jetmaster high output gas fire in a wooden surround, coved ceiling, power points, television aerial point and radiator.

**KITCHEN/BREAKFAST ROOM:** 5.2m (17'1") x 4m (13'1")

A well appointed Nolte kitchen fitted with a range of base and wall units housing cupboards and drawers, Silestone work surfaces and upstands, 1½ bowl sink with flexi hose mixer tap and waste disposal unit, inset Smeg 5 ring gas hob with extractor hood over, built in Miele oven, steam oven and warming drawer, integrated dishwasher, full height Miele fridge and AEG freezer, recessed ceiling down lights, power points, door to the utility room, double glazed window to the rear garden and open plan with tiled floor through to:

**GARDEN ROOM:** 2.3m (7'7") x 2.5m (8'2")

Double glazed window and patio doors to the rear garden, coved ceiling, wall light points, power points, television aerial point, telephone point and radiators.

**UTILITY ROOM:** 2.3m (7'7") x 2.1m (6'11")

Double glazed window and half panel glazed door to the rear garden, base cupboard unit, roll edge work surface, inset stainless steel sink/drain unit with mixer tap, Panasonic washing machine and tumble dryer, ceiling strip light, power points, radiator, tiled floor and door to:

**CLOAKROOM:**

Fitted with a white suite of wall mounted hand wash basin and concealed cistern WC, part tiled walls, tiled floor, ceiling light point and radiator.

**FIRST FLOOR - LANDING:**

Doors to all four bedrooms, family bathroom and airing cupboard with slatted shelving and Megaflor water tank, ceiling light points, power points and hatch with ladder to part boarded loft space.



**MASTER BEDROOM:** 4.9m (16'1") x 3.5m (11'6")

Double room with double glazed window to the front, covered ceiling, ceiling light points, power points, television aerial point, telephone point, radiator and door to:

**EN SUITE BATHROOM:** 3.2m (10'6") x 1.7m (5'7")

Fitted with a white suite of bath, shower cubicle, vanity hand wash basin with storage cupboards and lighting, bidet and concealed cistern WC, recessed ceiling down lights, tiled walls and floor, radiator and double glazed obscured glass window to the rear.

**BEDROOM TWO:** 3.4m (11'2") x 3.3m (10'10")

Double room with double glazed window to the rear, door to cupboard, covered ceiling, ceiling light point, power points, television aerial point and radiator.

**BEDROOM THREE:** 2.6m (8'6") x 2.4m (7'10")

Large single room with double glazed window to the side, door to cupboard, covered ceiling, ceiling light point, power points, television aerial point and radiator.

**BEDROOM FOUR:** 2.6m (8'6") x 2.5m (8'2")

Large single room with double glazed window to the front, covered ceiling, ceiling light point, power points and radiator.

**FAMILY BATHROOM:** 3.8m (12'6") x 1.8m (5'11")

Fitted with a white suite of bath with shower over and glazed side screen, vanity hand wash basin with storage cupboards, bidet and concealed cistern WC, tiled walls and floor, recessed ceiling down lights, radiator and double glazed obscured glass window to the rear.



**OUTSIDE:**

The property is approached over a driveway for 2 cars with mature hedge and gravel borders. The south west facing rear garden has a paved terrace adjacent to the property, a lawn and beautifully planted borders with a variety of mature trees and shrubs, garden shed, outside lighting and taps, concealed bin storage area and path way with gate giving access to the front.

**GARAGE:** 5m (16'5") x 2.3m (7'7")

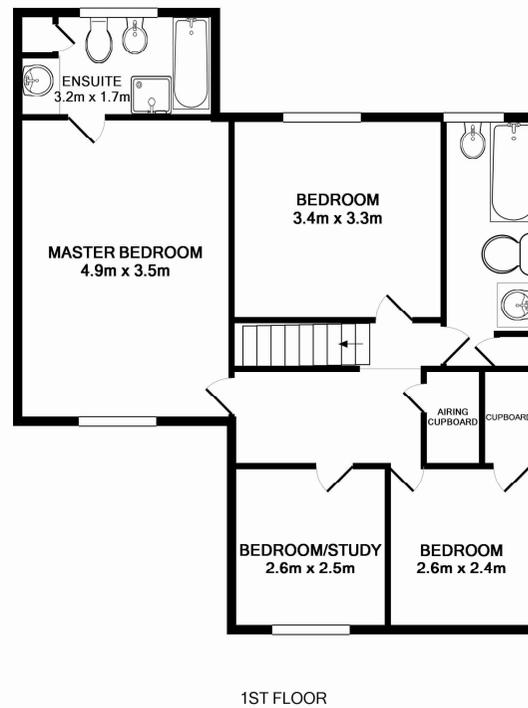
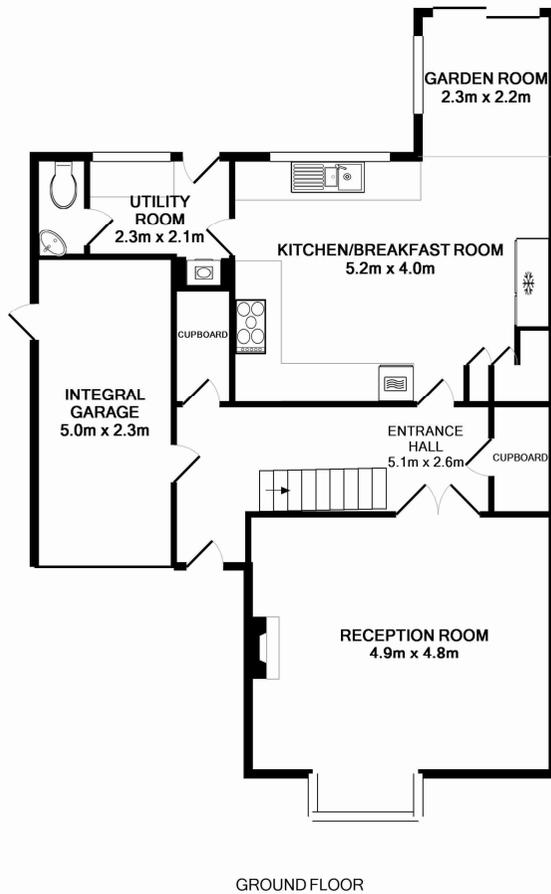
Single integral garage with up and over door, ceiling light point, power points, Potterton central heating boiler and personal door to the side.

**SERVICES AND OUTGOINGS:**

**Mains water, drainage, gas and electricity. Gas Central Heating. Telecom subject to regulations. South Oxfordshire District Council, Tax Band E, £2,019.77 (2016/17)**

**VIEWING ARRANGEMENT:**

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



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(56-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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