



**ROYAL OAK, 27 GORWELL,  
WATLINGTON, OXFORDSHIRE, OX49 5QB**

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Tastefully extended and upgraded, Royal Oak with its 16th Century origins, is a spacious, character residence perfect for family life and entertaining. With accommodation over three floors providing large kitchen/breakfast/family room, large drawing room, large dining room, two offices, four bedrooms, three bathrooms, attractive gardens and plenty of parking.

## PRICE ON APPLICATION FREEHOLD

### 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, wall light points and power point.

### CLOAKROOM: 2.5m (8'2") x 0.9m (2'11")

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

### FAMILY ROOM: 6.9m (22'8") x 4.4m (14'5")

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, fireplace with quarry tiled hearth, television aerial point, power points, radiator, recessed ceiling downlights and hatch to loft space covering the whole of the room, also housing Megaflor water tank.

### KITCHEN/BREAKFAST ROOM: 7.5m (24'7") x 3.7m (12'2")

A bright, cheery room with light from large Velux roof light over the dining end, window to the rear and half glazed door to the side. Fitted with a range of cream and beech fronted wall and floor units housing cupboards and drawers, beech block work surfaces, inset stainless steel 1½ bowl sink/drainage unit with mixer tap, built in double oven with 4 ring gas hob and extractor over, integrated fridge, space and plumbing for dishwasher, ceramic tiled splash backs, under unit lighting, power points, radiator, recessed ceiling down lights, doors to utility room and inner lobby.

### UTILITY ROOM:

Velux roof light, floor mounted cupboards, roll top work surface, inset sink/drainage unit with mixer tap, space and plumbing for washing machine and tumble dryer, new wall mounted condenser boiler, radiator, power points and ceiling light point.

### INNER LOBBY:

Door to pantry with recessed ceiling down lights, electric consumer unit, power points and quarry tiled floor. Door to office, recessed ceiling down lights and laminate wood flooring.

### OFFICE: 5.8m (19'0") x 2.8m (9'2")

Currently being used as a second study but could be used in many other ways to suit. High level window and door to the side, wall light points, power points, telephone point, Cat 5 cabling and laminate wood flooring.

### DINING ROOM: 6.9m (22'8") x 4.4m (14'5")

A beautiful reception room with two double glazed windows to the side, double wooden doors to the study and steps down to the drawing room. built in corner display and storage unit, solid wood flooring, radiator and power points.

### STUDY: 4.8m (15'9") x 3.4m (11'2")

Window to the side, recessed ceiling down lights, radiator, power points, Cat 5 cabling and telephone point.



**DRAWING ROOM:** 8.8m (28'10") x 8m (26'3")

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, newly fitted period radiators, power points, Cat 5 cabling and television aerial point. 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 to airing cupboard with light and slatted shelving.

**FAMILY BATHROOM:** 2.6m (8'6") x 2m (6'7")

Fitted with a white suite comprising panelled bath with mains shower over and glazed side screen, pedestal hand wash basin and low level WC. Ceramic tiled walls, stone tiled floor, recessed ceiling spot lights, shaver point, radiator and obscured glass window to the rear,

**BEDROOM FOUR:** 3.3m (10'10") x 3m (9'10")

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

**BEDROOM TWO:** 4m (13'1") x 3m (9'10")

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

**EN SUITE SHOWER ROOM:** 2.3m (7'7") x 1.1m (3'7")

Fitted with shower tray with mains supply shower, rail and curtain, pedestal hand wash basin and low level WC, ceramic tiled walls, ceiling light point, shaver point, radiator and obscured glass window to the side.

**BEDROOM THREE:** 4.8m (15'9") x 3.8m (12'6")

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

**SECOND FLOOR - LANDING:**

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

**MASTER 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, power points, radiator, television aerial point and laminate wood flooring.

**MASTER BATHROOM:** 5.3m (17'5") x 3.1m (10'2")

Fitted with a white suite comprising free standing roll top bath, corner shower cubicle, low level hand wash basin and hand wash basin set in a mosaic tiled surface over a range of louver door fronted storage cupboards. Velux roof light, hatch to loft space, exposed timbers, recessed ceiling down lights, shaver point and two large shelves storage cupboards.

**OUTSIDE:**

To the side of the property is a large tarmac driveway for approximately 5/6 cars with double gates opening to a gravelled section of the rear garden if more parking is required. Outside lighting. The gardens are attractive, 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. Steps up to lawn area with gravelled herbaceous borders and pathway under a rose adorned arbor through to enclosed clothes drying area to one side and a shaped high feature hedge to the other which cleverly shields a further section of the gardens mainly laid to gravel with large 'Big Buffalo' (20'x10') shed/work shop with power and light connected.

**OUTGOINGS AND SERVICES:**

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

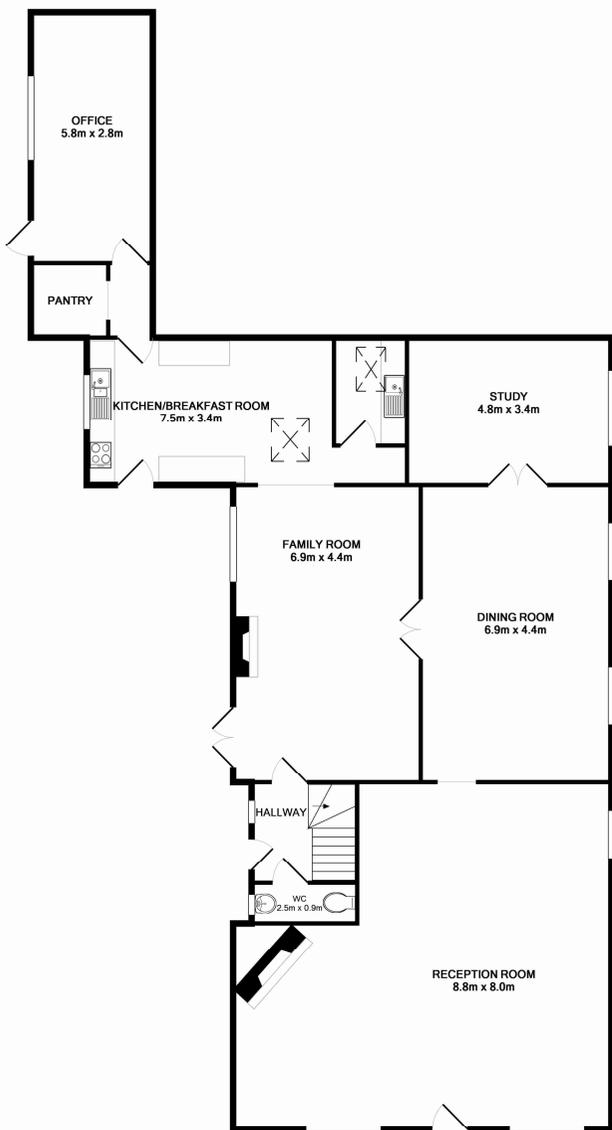
**VIEWING ARRANGEMENT:**

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

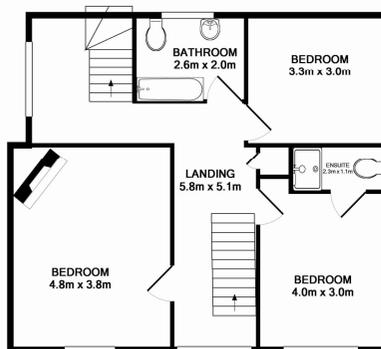
**NB**

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

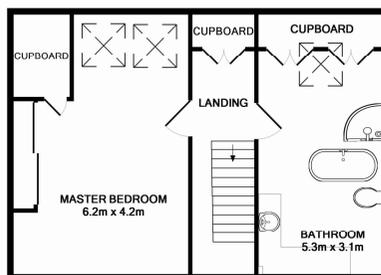




GROUND FLOOR  
APPROX. FLOOR  
AREA 192.5 SQ.M.  
(2072 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 67.0 SQ.M.  
(721 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 54.2 SQ.M.  
(583 SQ.FT.)

TOTAL APPROX. FLOOR AREA 313.7 SQ.M. (3376 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



Royal Oak  
27 Gorwell  
WATLINGTON  
OX49 5QB

Dwelling type: Linked detached house  
Date of assessment: 22 May 2009  
Date of certificate: 22 May 2009  
Reference number: 8705-7126-6220-3526-5513  
Total floor area: 300 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>	51	54
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>	47	48
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	278 kWh/m <sup>2</sup> per year	270 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	14 tonnes per year	14 tonnes per year
Lighting	£285 per year	£150 per year
Heating	£1809 per year	£1837 per year
Hot water	£163 per year	£163 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

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