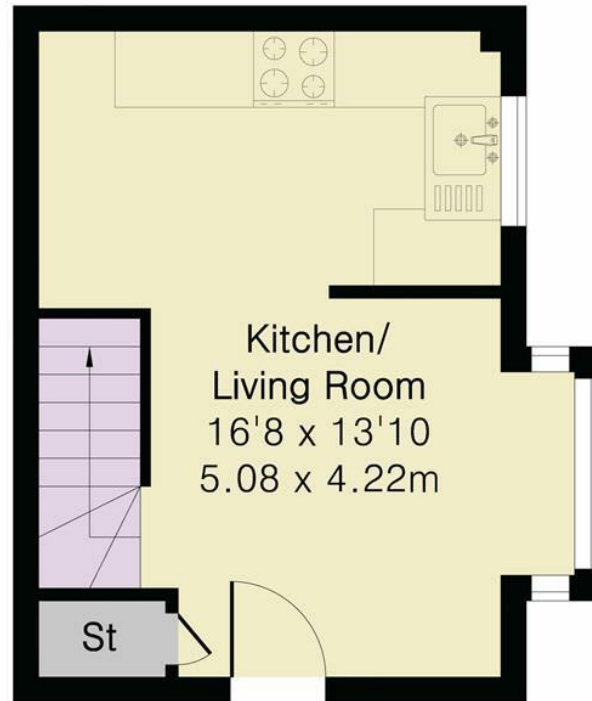


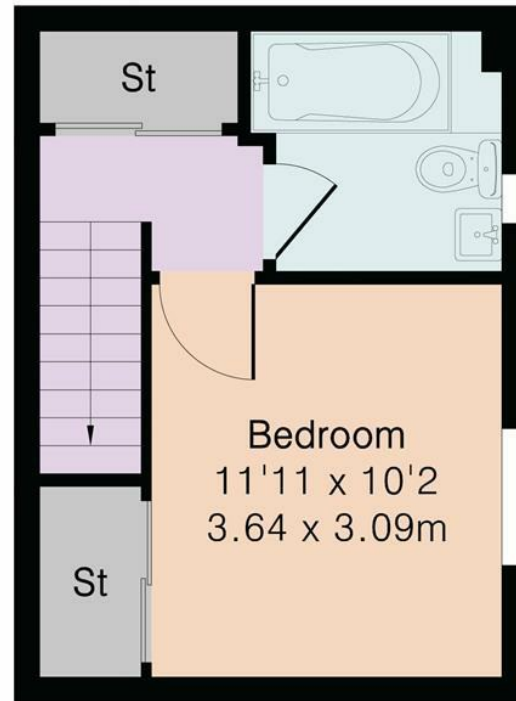
Approximate Gross Internal Area 408 sq ft - 37 sq m

Ground Floor Area 209 sq ft – 19 sq m

First Floor Area 199 sq ft – 18 sq m



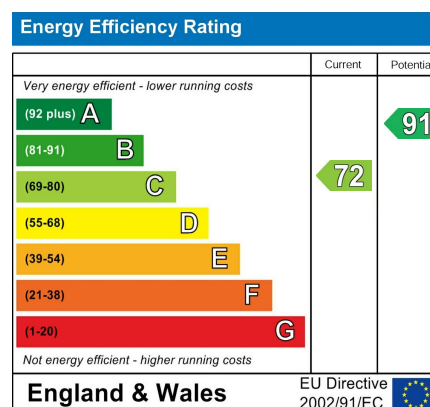
Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Guide Price
£285,000 Freehold

3, Ash Close
Watlington

A well presented single bedroom house with garden, private parking and a carport situated in a quiet residential setting close to the centre of the town. NO ONWARD CHAIN

- Close to Watlington town centre
- Reception room with open plan modern fitted kitchen
- Double bedroom
- Bathroom
- Off-road parking
- Timber carport
- Private garden
- New boiler
- EPC: C

A well presented one bedroom property situated close to the town centre with parking and a carport

- Watlington centre 0.5 miles
- Henley 10 miles
- Oxford 15 miles
- M40 (J6) 3 miles
- London 45 miles
- Heathrow 32 miles



3 Ash Close

Ideally suited for first-time buyers, 3 Ash Close is a well-presented one-bedroom home, located in a peaceful residential close just a short distance from Watlington town centre.

Downstairs there is a bright reception room and an open-plan modern fitted kitchen. The wide bay window provides a lovely outlook onto the garden and lets in plenty of light.

Stairs from the reception room lead up to the double bedroom and modern bathroom.



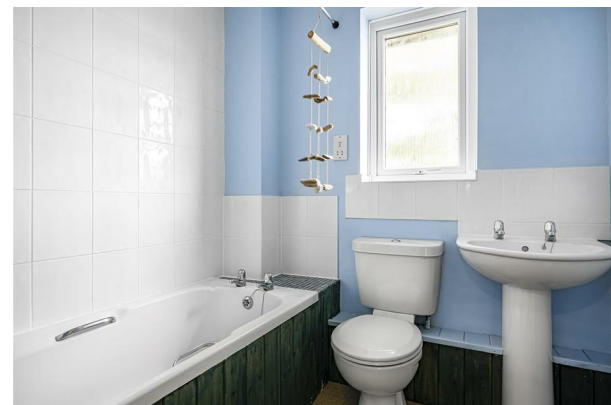
Outside

Outside, you'll find a good sized private garden mainly laid to lawn.

To the front of the property is a timber car port and off road parking for two vehicles.

Watlington

Watlington is reputedly England's smallest town with its origins dating from the 6th century. The town has a range of sports facilities that embrace football and cricket as well as tennis, squash and bowls. There are good local shops including a first class butcher and delicatessen and some excellent restaurants and pubs. Watlington Primary school and Rainbow Corner day nursery and pre-school have an 'outstanding' ofsted rating and senior education is provided by the well-regarded Icknield Community College. The Chiltern Hills rise above the town and offer some of the finest landscapes in south-east England. There is much on offer here for outdoor enthusiasts, cyclists and walkers as The Icknield Way (Ridgeway National Trail) passes close to the town. Watlington is also the heartland of the re-introduced Red Kite that now soar above the town's roof tops.



Services

All mains services
Gas central heating
South Oxfordshire District Council
Council Tax Band: B
EPC: C

Directions

Postcode: OX49 5LW What3Words:///uplifting.director.slyly

Viewings

Viewing by prior appointment with Robinson Sherston office.

Tel: 01491 614000

Email:

watlington@robinsonsherston.co.uk

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.