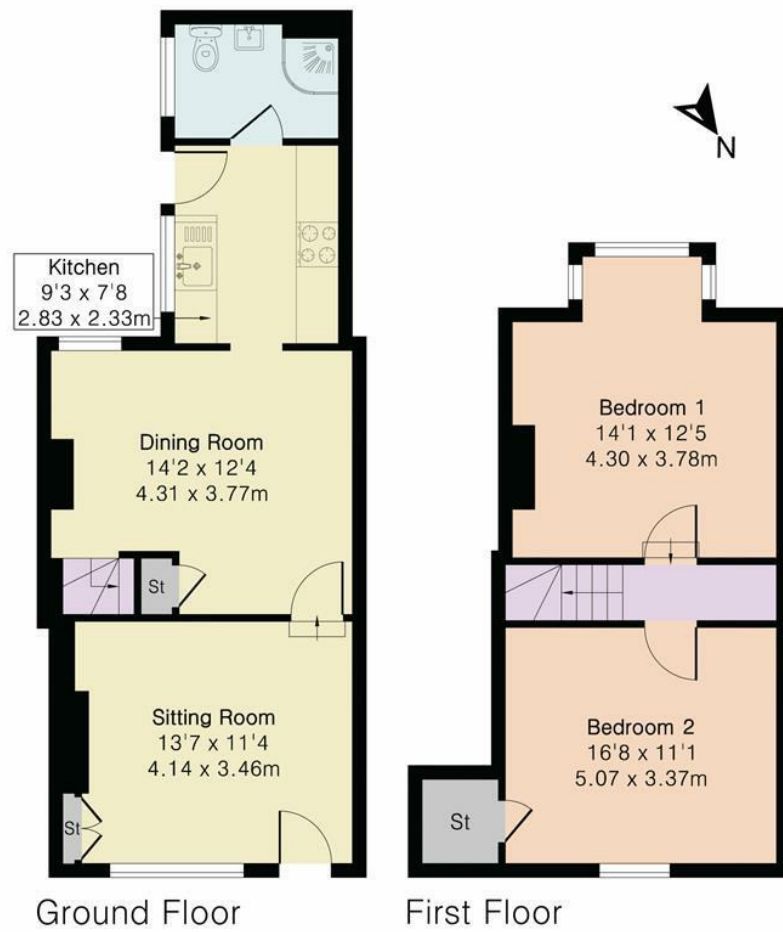


**Approximate Gross Internal Area 803 sq ft - 75 sq m**  
 Ground Floor Area 451 sq ft – 42 sq m  
 First Floor Area 352 sq ft – 33 sq m



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.



**Offers In Excess Of  
£400,000**

## Barley Mow Cottage Watlington

A delightful and surprisingly spacious end of terrace grade II listed two bedroom period cottage in the centre of Watlington with generous rooms and a patio garden

- Charming period cottage
- Located in the town centre
- Grade II listed
- Reception/Dining Room
- Sitting room
- Fitted Kitchen
- 2 Double bedrooms
- Bathroom
- Garden
- Gas central heating

A pretty 2-bedroom listed cottage in the town centre with a south-facing walled patio garden

- Watlington Town Centre
- Henley 10 miles
- Oxford 15 miles
- London 45 miles
- M40 9J6) 2.5 miles
- Heathrow 32 miles





## Barley Mow Cottage

This lovely end of terrace listed cottage dates from the mid 17th century and has an attractive rendered facade under a clay tile roof. The interior is of equal quality and provides surprisingly spacious rooms all of which have generous ceiling heights. There are two reception rooms both with fireplaces and the majority of the principle rooms also display exposed wall timbers and other period features. A single storey extension provides a modern kitchen and bathroom and there is a south-facing walled patio garden with pedestrian access to the rear.

## Outside

The stone paved patio garden is south facing and enclosed by brick walls. A rear gate provides pedestrian access from the rear.

## Watlington

Watlington is a beautiful historic market town with easy access for commuters to London and Oxford via the Oxford tube at Lewknor, local train links and the M40. There is a vibrant and creative community, independent and artisan shops. Along with three excellent pubs and local restaurants, there is a first-class butcher and delicatessen, the Orange Bakery selling delicious bread and baked goodies every Friday and Saturday, and The Undercroft Market, with locally sourced fruit, vegetables, flowers and plants. Art Week comes to Watlington for the sixth year in May 2025 with open studios and pop-up exhibitions in many of the local shops and businesses. For sporting enthusiasts, the town has a range of sports facilities that embrace football and cricket as well as tennis, squash and bowls. The Chiltern Hills rise above the town and offer some of the finest landscapes in south-east England. With wonderful walks on the doorstep and The Icknield Way (Ridgeway National Trail) passing close to the town, there is much on offer for outdoor enthusiasts, cyclists and walkers.



## Services

Mains water, drainage, gas and electricity. Gas fired central heating.  
Broadband: Ultrafast available  
Local Authority: South Oxfordshire District Council  
Council Tax Band: D  
EPC: Rating Exempt (Grade II listed)

## Directions

Postcode: OX49 5PZ What3Words)/// bring.sweetener.saints

## 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.*