

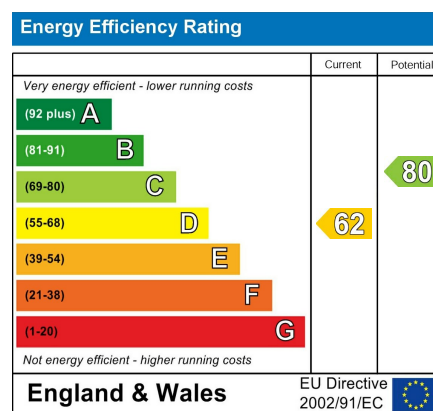
Approximate Gross Internal Area 896 sq ft - 84 sq m

Ground Floor Area 514 sq ft – 48 sq m

First Floor Area 382 sq ft – 36 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



Dharwar Cuxham, Oxfordshire

Guide Price £595,000

A pretty semi-detached period cottage with much character and a large garden in an attractive village setting

- Lovely village setting
- Wonderful views
- Period cottage
- 2 reception rooms
- 3 bedrooms
- Large garden
- Opportunities to further extend subject to planning permission
- Gas central heating
- Private parking bay & off-road parking
- No onward chain

A pretty semi-detached period cottage with much character and a large garden in an attractive village setting

- Watlington 1.5 miles
- Wallingford 9 miles
- Henley-on-Thames 12 miles
- Oxford 14 miles
- London 45 miles
- Heathrow 34 miles



Dharwar

This attractive semi-detached Edwardian cottage is set back from the road behind a cottage garden and parking bay. It benefits from an elevated position that provides some lovely extended views over farmland. There are some wonderful views to the rear together with a garden of some 85' in depth. The interior has good ceiling heights and rooms of character, with fireplaces which could easily be reinstated. The family shower room is on the ground floor and there is a well-fitted kitchen. The three bedrooms are on the first floor, all of which enjoy the lovely views. There are further opportunities to extend the property, subject to planning permission. NO ONWARD CHAIN



Outside

A cottage garden laid to lawn fronts the cottage from which there are fine views to the south-west. A side gate leads through to the generous stone paved terrace with an outside store and wide stone steps up to the lawn.

The large rear garden is a particular feature of the property, which is laid to lawn with mature shrubs and trees and wonderful views over farmland.

There is on-street parking as well as a private parking bay for the cottage with steps leading up to the front door.



Directions

Postcode: OX49 5NQ What3Words:///however.super.juicy

Viewings

Viewing by prior appointment with Robinson Sherston office.



Services

Mains water, drainage, gas and electricity. Gas fired central heating.
South Oxfordshire District Council
Council Tax Band E
EPC Rating D



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.