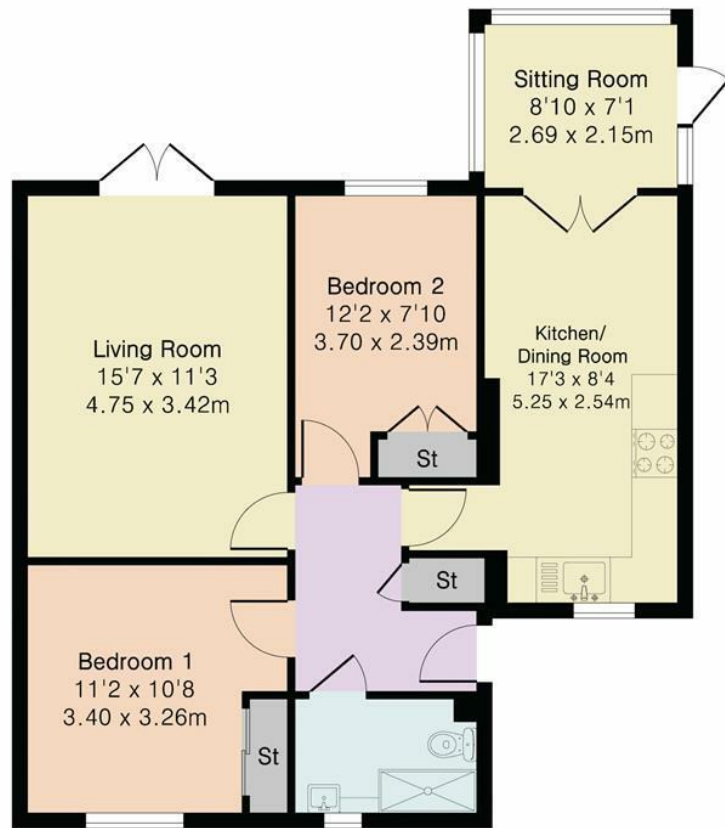


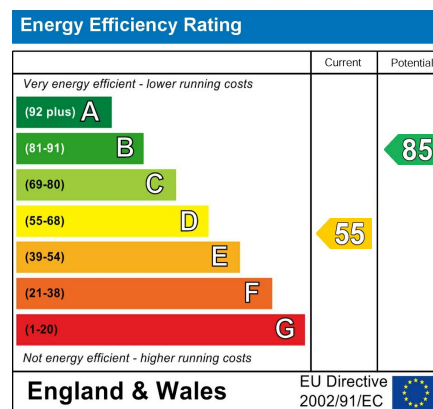
Approximate Gross Internal Area 729 sq ft - 68 sq m



Ground Floor



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.



Guide Price  
£250,000

15, Orchard Walk  
Watlington

A large two bedroom semi-detached bungalow with generous private garden situated within this well-favoured retirement development close to the centre of Watlington with on site Manager, communal gardens and parking.

- 2 Bed retirement bungalow
- Kitchen & bath/shower room
- 2 reception rooms
- 30' private garden
- Centre of Watlington
- A short walk from the shops
- On site Manager
- Quiet traffic free setting
- Parking and communal garden
- Electric heating

A rarely available 2-bedroom retirement bungalow with a sizable and private south-east facing garden

- Town centre
- Henley 10 miles
- Oxford 15 miles
- London 45 miles
- M40 (J6) 2.5 miles
- Heathrow 32 miles





## 15, Orchard Walk

This semi-detached bungalow is thought to be amongst the largest properties at Orchard Walk and occupies a fine setting with an outlook to the landscaped communal gardens that are a feature of this development. To the rear of the property is a sizeable south-east facing private part-walled garden with lawned area, patio, greenhouse and store. The interior requires refurbishment but offers well-arranged and spacious rooms set around a central hallway. In addition to the landscaped gardens, there is private parking and Watlington High Street is no more than a five-minute level walk.

## Outside

There is a generous enclosed private south-east facing garden to the rear. A patio extends from the rear of the bungalow to an area of lawn with shrubs and beds to the borders. There is a timber framed store and a greenhouse. A side gate provides side access to the landscaped communal gardens which are attractive and well-maintained, which the houses and flats are situated. There are a wide variety of specimen trees, mature shrubs and well-stocked herbaceous borders together with shaped lawns, ornamental pond and seating areas.

## 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:

Mains water, drainage and electricity.

Heating: Electric heating

Local Authority: South Oxfordshire District Council

Tax Band: C

EPC Rating: D

Leasehold: Approximately 88 years unexpired. Am age qualification of 55 exits for all occupants of the property.



## Maintenance and Service Charge

Approximately £2,000 per annum (includes ground rent, insurance, general maintenance, on site manager and communal garden maintenance)

## Directions

Postcode: OX49 5RD What3Words: ///chuckling.comfort.when

## 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.*