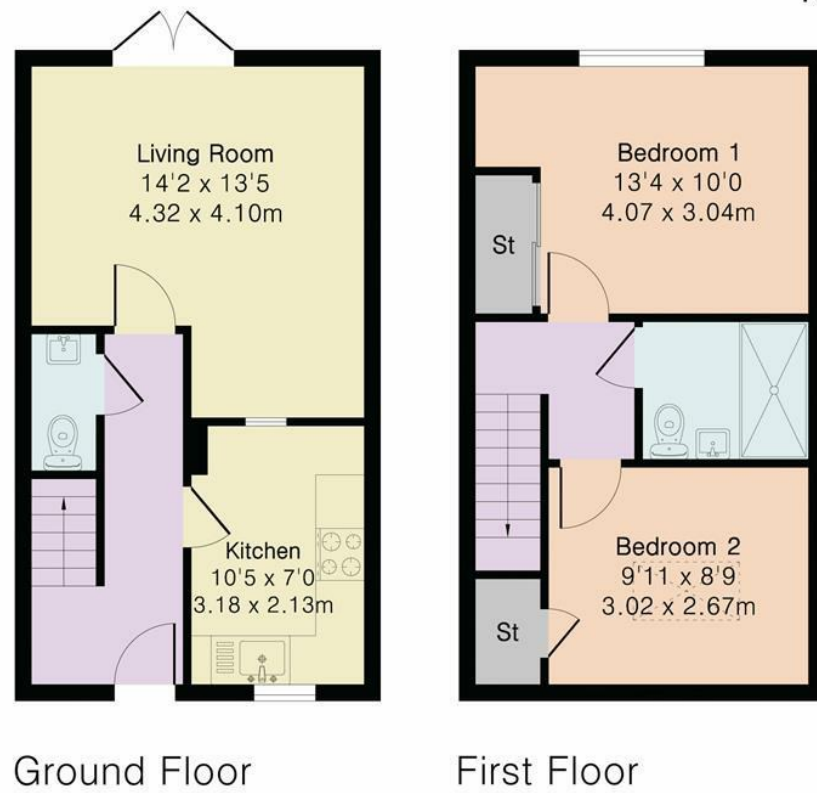


Approximate Gross Internal Area 670 sq ft - 62 sq m
 Ground Floor Area 335 sq ft – 31 sq m
 First Floor Area 335 sq ft – 31 sq m



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price
£225,000

5, Orchard Walk
Watlington

An attractive two double bedroom terraced house in this favoured retirement development in the centre of Watlington enjoying a light filled reception together with communal gardens, ample parking and resident manager. Age qualification of 55.

- A mid-terrace retirement house
- Sitting/dining room
- Fitted kitchen
- 2 double Bedrooms
- Shower Room
- Cloakroom
- On site Manager
- Quiet traffic free setting
- Private patio and attractive communal gardens
- Private parking for residents and visitors

A mid-terrace house with patio garden in this well-favoured retirement scheme in the town centre

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





5 Orchard Walk

This two-bedroom house is presented in good decorative order throughout. The bright interior benefits from excellent natural lighting, with the south-facing reception room having French doors leading out to a small private patio and the pretty landscaped communal gardens beyond.

On the first floor are two double bedrooms, with the principal bedroom having lovely views over the gardens. Orchard Walk is no more than a five-minute level walk from the centre of Watlington and benefits from a resident manager and a car park reserved exclusively for the residents

Outside

French doors lead out to the private paved patio terrace, with space for outside seating, garden pots and a lovely outlook to the vined pergola walkway and communal gardens.

The development has attractive and well-maintained landscaped gardens around which the properties are situated. There are a variety of specimen trees, mature shrubs and well stocked borders together with shaped lawns, an ornamental pond and seating areas. A private tarmac surfaced car-park provides exclusive and ample parking for all residents and visitors.

Watlington

Watlington is a beautiful historic market town with easy access for commuters to London and Oxford via the Oxford tube at Lecknor, local train links and the M40. There is a vibrant and creative community, with 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. 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 and electricity.

Heating: Electric storage heaters

Local Authority: South Oxfordshire District Council

Tax Band: C

EPC Rating: D

Leasehold: An age qualification of 55 exits for all occupants of the property.

Lease Term: 125 years, granted 1986, ends 2111. 86 years approximately remaining in 2025.

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:///hires.smiling.altering

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.