

**7 Brookside
Watlington
Oxfordshire
OX49 5AQ**

M40 (J6) 2.5 miles, Henley on Thames 10 miles, Wallingford 8 miles, Oxford 14 miles, High Wycombe 15 miles, London 45 miles, 25 minute train connection to London, Marylebone from High Wycombe



An outstanding semi-detached extended bungalow quietly situated in the centre of the town that has been comprehensively refurbished and refitted to an exceptional standard

Hall * Open Plan Reception Room * Open Plan Fitted Kitchen & Dining Room * 2 Double Bedrooms * Bathroom & En Suite Shower Room * Utility Room * Cloakroom * Gas Central Heating * Double Glazing * Delightful Garden * Large Garden Store * Ample Off-Road Parking

Guide Price £525,000

7 Brookside, Watlington, Oxfordshire, OX49 5AQ

Contact the Watlington Office: 01491 614000

Description:

This extended bungalow has been the subject of a comprehensive programme of remodelling and refurbishment to provide an immaculately presented home in the centre of Watlington with ample private parking and a delightful garden. An extension to the rear has created a spacious open plan reception reception room and superbly fitted kitchen and dining room that open to the garden. There are two double bedrooms together with an en suite shower room, a separate bathroom, utility and cloakroom. All the services, fittings and finishes have been upgraded or replaced to produce a beautifully presented home in a quiet residential cul-de-sac. The garden has also been redesigned and includes a large timber framed store and rear access to a public footpath that provides a five minute pedestrian route to the shops and facilities of the High Street.

Location:

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.

The accommodation is arranged as follows:

(All measurements are approximate)

Ground Floor

Entrance:

Part-glazed front door to:

Hall:

Having a tiled floor. Access hatch to a boarded loft with a pull-down ladder. Door to:

Bedroom 1:

12'5" x 11'9" (3.80 x 3.60)

A south-facing double bedroom with a wide bay window. Door to walk-in wardrobe with internal light hanging rails and shelving. Door to:

En Suite Shower Room:

Fully tiled shower double width shower stand with glazed screen, fixed shower rose and additional adjustable shower head. Washbasin in vanity unit with mixer tap and cupboard below. Heated towel rack and a tiled floor. Recessed lighting.

Bedroom 2:

12'5" x 9'10" (3.80 x 3.00)

A south-facing double bedroom with a wide bay window.

Utility Room:

Fitted granite effect worktop with upstand and inset sink unit with mixer tap and drainer. Fitted wall and base cabinets and plumbing points and space for washing machine and tumble dryer. Fitted hanging rail and heated towel rack. Tiled floor, extractor fan and recessed downlights.

Cloakroom:

Low flush WC with concealed cistern.

Family Bathroom:

Roll top bath in half tiled surround with side mounted mixer tap and shower attachment. Low flush WC and oval washbasin in vanity unit with mixer tap and granite top. Recessed downlights and tiled floor.

Fitted Kitchen & Dining Room:

15'1" x 11'9" (4.60 x 3.60)

Comprehensively fitted with shaker style wall and floor cabinets comprising cupboards and drawers with white granite worktop and upstand. Inset sink unit with mixer tap and granite draining board. Glaze fronted cabinet. Eye-level electric oven with microwave oven below. Four ring gas hob with extractor hood over. Integral dishwasher and refrigerator/freezer. Part-glazed side door to the garden and picture window to the garden. Tiled floor and recessed lighting. Ample dining area. Opening to:

Sitting Room:

15'1" x 13'3" (4.60 x 4.05)

A well-proportioned room with French doors opening to the terrace and garden. Fireplace containing an electric stove style fitting, granite hearth and carved wooden mantelpiece. Wall light points.



Outside

A wide paved driveway to the front of the house provides ample private parking. A side gate provides access to the store/workshop and rear garden.

Garden:

29'3" approx (8.93 approx)

A delightful and well-managed garden lies to the rear enclosed by new close-boarded fencing. A stone paved terrace extends from the back of the property to a lawned area beyond where there are raised planted borders. A gate to the rear gives access to a public footpath that provides convenient pedestrian access to the centre of the town. A large timber framed store lies to one corner.

Services:

Mains water, drainage, gas and electricity. Gas fired central heating.

Local Authority:

South Oxfordshire District Council. 135 Eastern Avenue, Milton Park, Milton, OX14 4SB. Email: info@southoxon.gov.uk Tel: 01235 422422

Council Tax:

Band

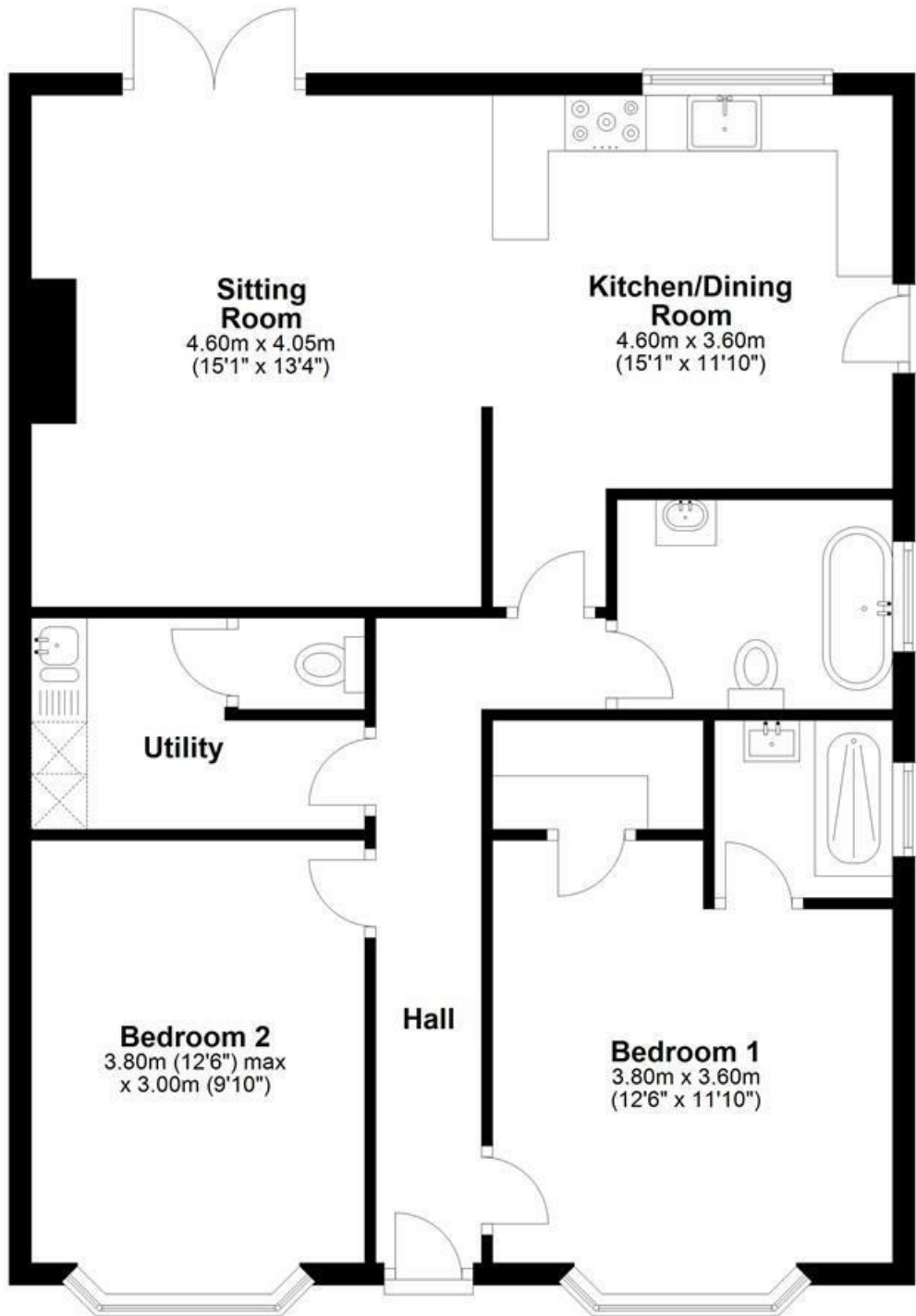
Viewing:

Strictly by appointment with the agents - Robinson Sherston (Watlington). Telephone: 01491 614 000



Ground Floor

Approx. 81.8 sq. metres (880.6 sq. feet)



Total area: approx. 81.8 sq. metres (880.6 sq. feet)

Note: THE TOTAL FLOOR AREA INCLUDES THE GARAGE
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		70
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC