



Robinson Sherston









Guide Price £525,000 Freehold

5 Wiggins Walk
Ingham Lane
Watlington OX49 5BN

This lovely modern cottage is tucked away in a quiet cul-de-sac and enjoys the most delightful and richly planted garden. The interior is bright and spacious with high quality fittings and finishes throughout. Air conditioning has been installed to both floors. A double reception room opens to the garden and connects with an open-plan kitchen and both bedrooms are double in size.

-  Hall
-  Double Reception Room
-  Fitted Kitchen
-  2 Double Bedrooms
-  Bath/Shower room
-  Cloakroom
-  Garden
-  2 Private Parking Bays

An
outstanding
modern 2 bed
cottage in the
town with
parking and
garden

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



The Cottage:

This appealing two-bedroom modern cottage was built in 2021 and has a bright and spacious interior with good quality finishes and fittings throughout. A generous hallway provides ample room for coats/boots etc, off which is a cloakroom.

A spacious reception area, with French doors opening to the garden, provides a dining area and leads into a comprehensively fitted kitchen. This area is naturally lit by south and west facing windows which lie to three sides.

Upstairs there are two generous double bedrooms with a well-appointed bath/shower room lying between them. Outside, the house is approached via a private road with a planted border and two private parking bays fronting the cottage.

A gate and side-passage, that houses the air-conditioning plant, lead to a delightful west facing garden. A lawn leads off a paved patio to richly planted beds and borders with a wide variety of plants, shrubs and climbing plants. There is a wood-clad garden store, water tap and power point.



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



Outside

Parking: There are 2 private parking pavious bays fronting the cottage.

Garden: The garden lies to the rear of the cottage and is approached via a gated side-passage that also houses the air-conditioning plant.

A paved patio extends from the back of the cottage to a lawn with well-stocked beds and borders that contain a rich variety of shrubs and plants. There is a timber-clad garden store, outside water tap and power points.



Services

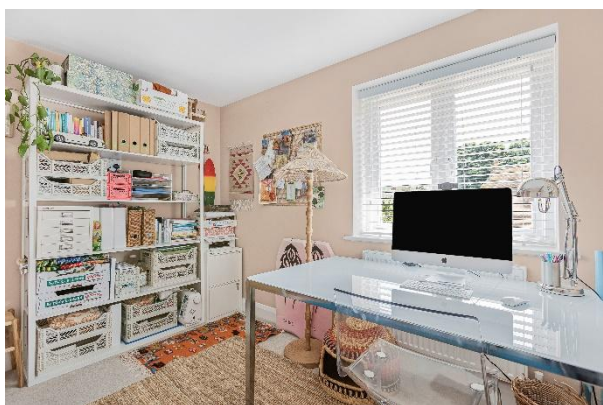
Mains services: Electricity / Gas / Water / Drainage

Heating: Gas fired central heating, Air Conditioning

Council Tax: South Oxfordshire District Council

Band: D

EPC Rating: C



Viewings

Viewing by prior appointment with Robinson Sherston

Watlington office: Tel: **01491 614 000**

Email: watlington@robinsonsherston.co.uk

Sales Disclaimer

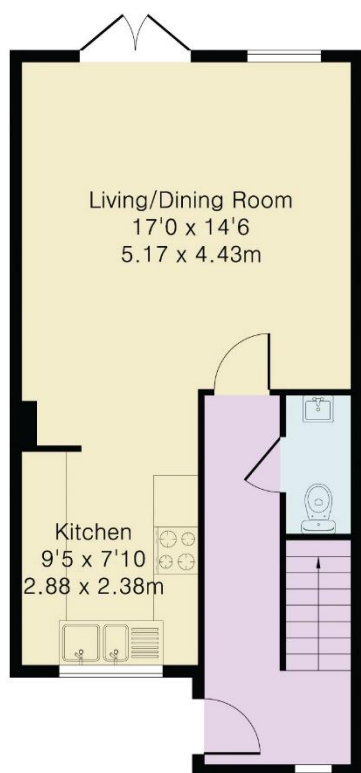
IMPORTANT NOTICE: *Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions 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.*



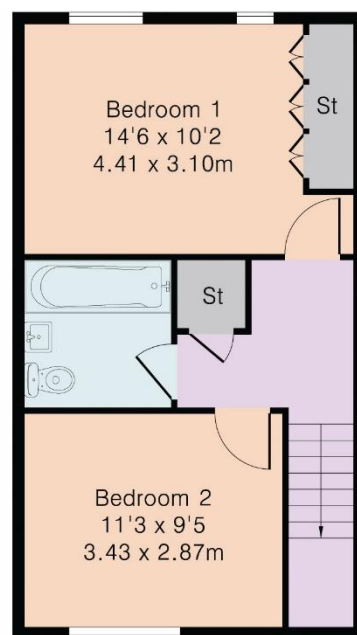
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		116
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Approximate Gross Internal Area 806 sq ft – 75 sq m
 Ground Floor Area 417 sq ft – 39 sq m
 First Floor Area 389 sq ft – 36 sq m



Ground Floor



First Floor