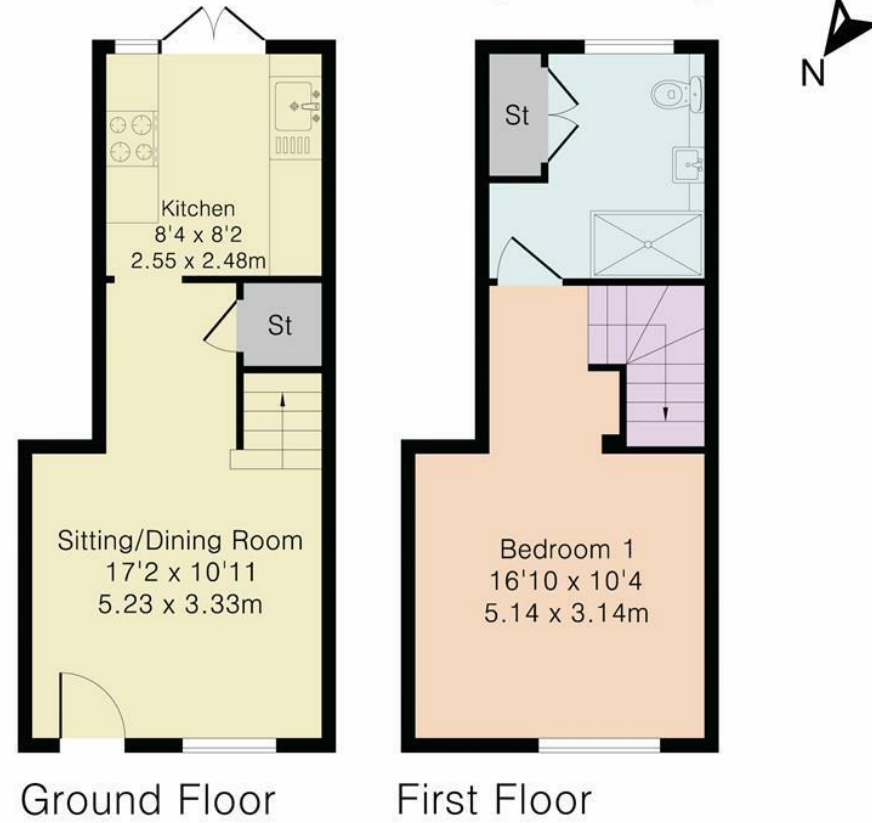


**Approximate Gross Internal Area 484 sq ft - 46 sq m**

Ground Floor Area 242 sq ft – 23 sq m

First Floor Area 242 sq ft – 23 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



**Offers In Excess Of  
£300,000**

**22a Shirburn Street,  
Watlington**

A delightful grade II listed period cottage of much character situated in the centre of Watlington with a well-lit beamed interior and good ceiling height

- Fine listed period cottage
- Recently refurbished
- Town centre location
- Open plan reception room
- Fitted kitchen
- Large double bedroom
- En suite bathroom
- Exposed wall & ceiling timbers
- Electric heating
- Only 2 miles from M40

**A one bedroom  
period terrace  
home in the  
central Watlington**

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





## Shirburn Cottage

Shirburn Cottage is a delightful one bedroom period cottage, situated close to the shops and services of Watlington High Street. The interior has been comprehensively refurbished and refitted over the last few years and cleverly incorporates contemporary fittings with the 16th and 17th century features of the building. Of particular note is the original timber frame which is almost entirely intact and has been stripped down to a warm honey coloured finish.

Downstairs is sizeable sitting room, with exposed timber framework and beamed ceiling, leading through to a modern fitted kitchen to the rear of the property, with access to the garden.

Upstairs, the master bedroom has a high vaulted ceiling and en suite shower room.

Both the kitchen and bathroom benefit from underfloor heating

## Outside

The garden is southeast facing and is mainly enclosed by closeboarded fencing. Paving extends to the full depth of the garden. An aluminium store lies to the rear and there is an outside tap and electric point. The garden can be accessed via a rear gate.

Please note that the adjoining neighbours have a right of access over the garden to gain access to the pedestrian approach.

## Services:

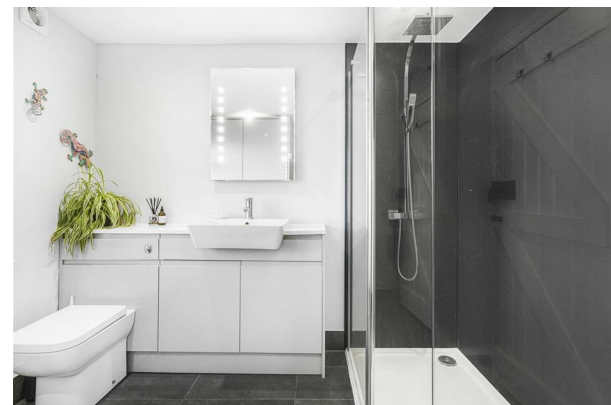
Mains services: Electricity / Water / Drainage

Heating: Electric heating

Local Authority: South Oxfordshire District Council

Tax Band: C

Grade II Listed



## Directions

Postcode: OX49 5BT What3Words:///upwards.commented.sigh

## 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.*