



Guide Price
£549,000 Freehold

Brook Cottage,
8 The Goggs, Watlington
OX49 5JX

An attractive semi-detached mainly Victorian cottage favourably situated in a cul-de-sac with immediate access to the countryside but only a short walk from the town centre.

-  **Sitting Room**
-  **Family/Dining Room**
-  **Kit/Breakfast Room**
-  **En-Suite Bathroom**
-  **Family Bathroom**
-  **3 Bedrooms**
-  **Utility Room**
-  **Garden**
-  **Off-Road Parking**

**An extended
Victorian
cottage in a
quiet cul-de
sac**

-  **Town Centre**
-  **Henley 10 miles R**
-  **Oxford 15 miles**
-  **M40 (J5) 2.5 miles**
-  **Heathrow 32 miles**
-  **London 45 miles**



Description

This characterful period cottage is thought to be mid-Victorian in origin with later extensions. It occupies a quiet cul-de-sac setting and is located on the edge of the town enjoying extended views across neighbouring meadows. The accommodation includes two interconnecting reception rooms, one with a solid fuel stove, and the other with patio doors out to the garden. There are three bedrooms with the principal bedroom having an en-suite bathroom. Gardens lie to three sides of the cottage and there is a private parking bay with room for two vehicles.



Situation - Central 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 services: Gas / Electricity / Water / Drainage
 Gas-Fired central heating,
 Council Tax: South Oxfordshire District Council
 Band: D
 EPC rating: D



Viewing

Viewing by prior appointment with Robinson Sherston -Watlington office:

Tel: **01491 614 000**

Email: watlington@robinsonsherston.co.uk

Sales Disclaimer

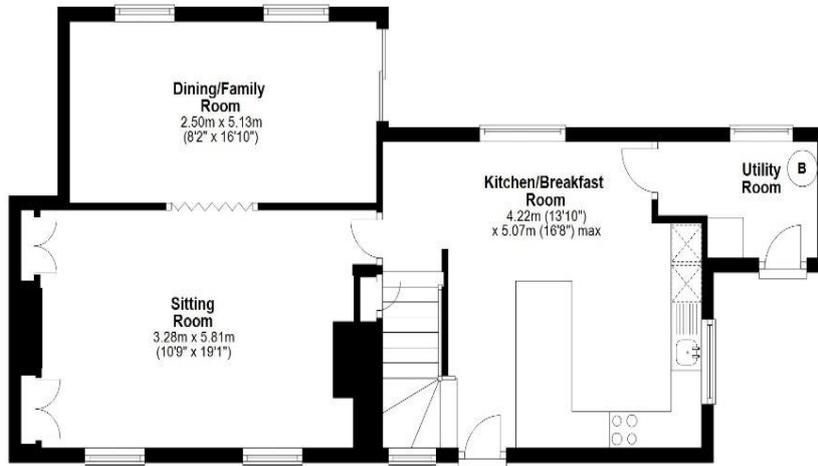
IMPORTANT NOTICE: *Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions 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		
(81-91)		81
B		
(69-80)		
C		
(55-68)	57	
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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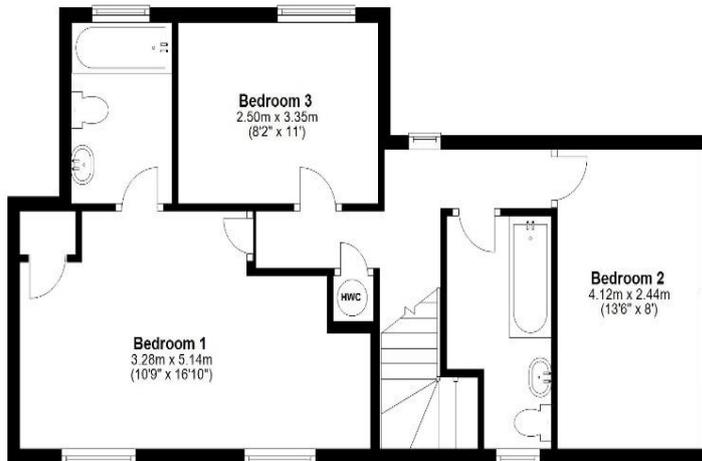
Ground Floor

Approx. 61.9 sq. metres (666.7 sq. feet)



First Floor

Approx. 55.2 sq. metres (594.6 sq. feet)



Total area: approx. 117.2 sq. metres (1261.3 sq. feet)

Note: This plan is not to scale and is designed to show room arrangement only. Plan produced using PlanUp.