



# Robinson Sherston









**Guide Price**  
**£550,000 Freehold**

**Juniper Cottage,  
20 Brook Street  
Watlington OX49 5JH**

A delightful and well presented three bedroom period cottage of extraordinary charm and interest situated in the centre of Watlington with off-road parking and south facing garden

-  Sitting Room
-  Dining Room
-  Fitted Kitchen
-  3 Bedrooms
-  Bathroom
-  Garden
-  Off-Road Parking

A charming  
detached three  
bedroom period  
cottage in the  
centre of  
Watlington

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







## Description:

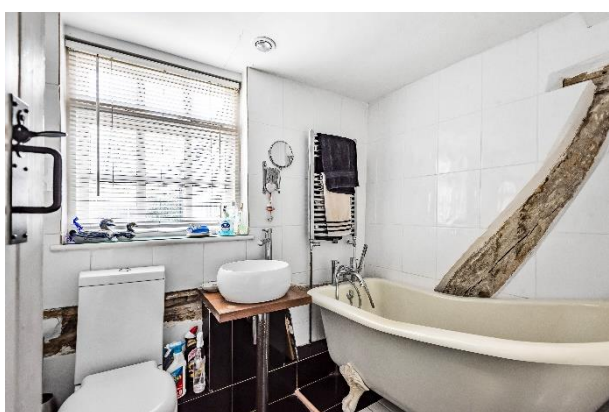
This delightful period cottage is thought to date from the 17th century and has a timber framed interior that incorporates a 'cruck' beam which is an unusual form of construction and of historical interest. The interior features a sizeable reception room with an inglenook fireplace, bay window, oak boarded floors and French doors to the garden. A modern extension to the rear of the cottage incorporates a dining room and a fitted kitchen with vaulted ceiling. There are three bedrooms on the first floor including a master bedroom with dressing area. The cottage is set back from the road behind a gravel driveway that provides off-street parking for two vehicles and has a small but charming south-facing cottage garden to the rear. The shops and facilities of the High Street are no more than a five-minute walk from the property.



## Location – 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.





## Gardens

Enclosed by brick and flint walls. A stone paved terrace extends from the rear of the cottage to a shaped area of lawn enclosed by a dwarf brick and flint panel wall. There are raised borders containing a variety of shrubs and plants. A wood framed garden store lies to one corner and a gate leads through to the front driveway. Outside water tap.

## Services

Mains services: Electricity/water/Gas-Fired central heating,  
Mains drainage.  
Council Tax: South Oxfordshire District Council  
Band: F  
EPC Rating: D

## Viewings

Viewing by prior appointment with Robinson Sherston Watlington office

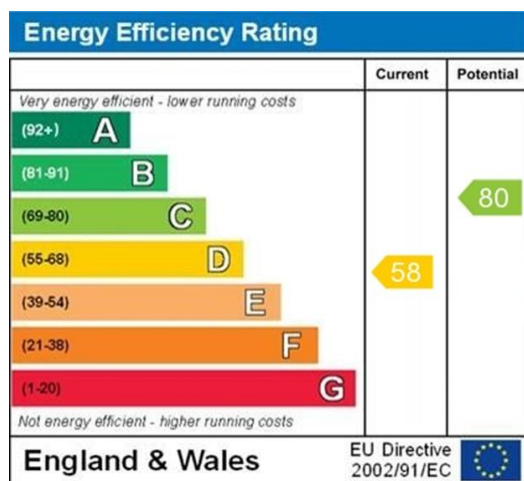
Tel: **01491 614 000**

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.*





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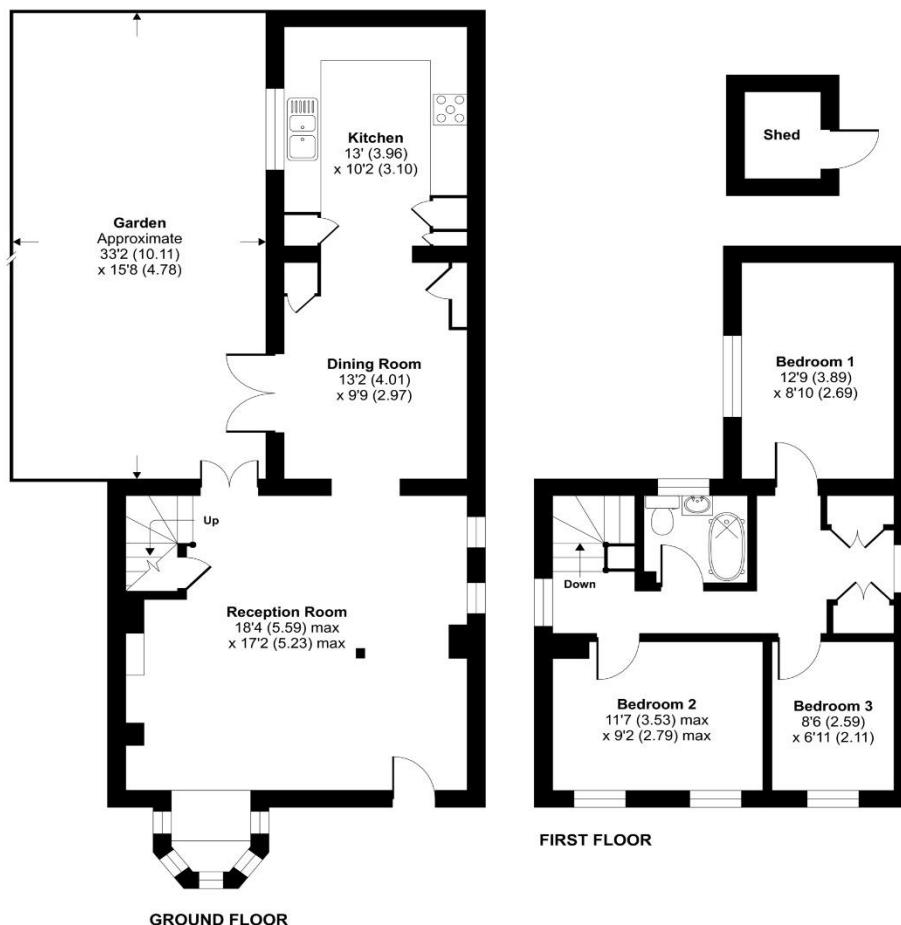
## Brook Street, Watlington, OX49

Approximate Area = 1065 sq ft / 98.9 sq m

Shed = 21 sq ft / 2 sq m

Total = 1086 sq ft / 100.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Robinson Sherston. REF: 798422