



# Robinson Sherston









**Guide Price**  
**£575,000 Freehold**

**Millstream Cottage**  
**13, Prospect Place**  
**Watlington OX49 5AJ**

This lovely cottage has extraordinary charm and is situated in a particularly quiet setting, well away from the arterial routes in the town, but only a five-minute walk of the High Street. It requires updating but has some lovely period features as well as a well-stocked south facing garden and off-road parking.

-  Hall
-  Sitting Room
-  Dining Room
-  Conservatory
-  Kitchen/Breakfast Room
-  3 Bedrooms
-  Bath/Shower Room
-  Cloakroom
-  Garden & Parking

A delightful  
period cottage  
in a quiet &  
attractive  
setting in the  
centre of the  
town

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







## **Description:**

The property is situated in Prospect Place which is a narrow single-track cul-de-sac adjacent to the parish church of St Leonard's. It is located well away from the main arterial roads in the town and is no more than a five-minute level walk to the shops and facilities of the town.

Millstream Cottage is a period cottage probably of 18th century origin and has an attractive brick and flint facade. It is set back from the approach road behind an ample driveway that provides off-road parking whilst to the rear there is a lovely and abundantly stocked south-facing garden with a shallow brook that provides the rear boundary.

Although the property needs updating the interior has some lovely features including elements of the original timber framework and chalkstone walls. There are three reception rooms, including the conservatory, and 3 double bedrooms.



## **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 & Approach

The garden is south-facing and can be approached from the front of the house via a side gate and pathway. A paved terrace extends from the rear of the cottage with an area of lawn, shaped beds and well stocked borders beyond. There is a wide variety of shrubs and ornamental trees and at the bottom of the garden there is a slow-moving shallow brook that forms the rear boundary. Oil tank and outside water tap.

## Services

Mains services: Electricity/water/ Drainage  
Gas-Fired central heating,  
Council Tax: South Oxfordshire District Council  
Band: E  
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.*



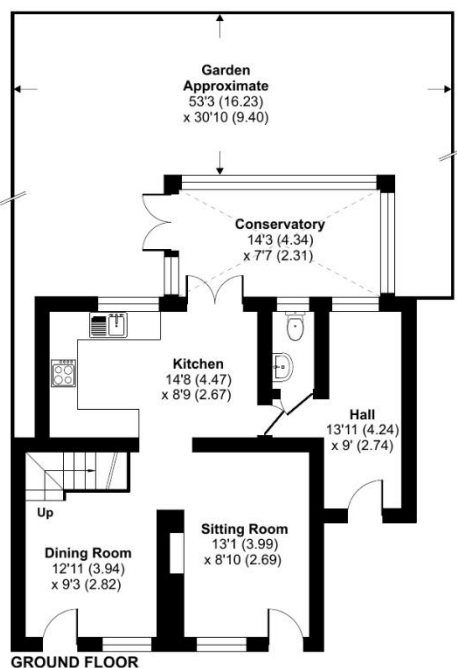
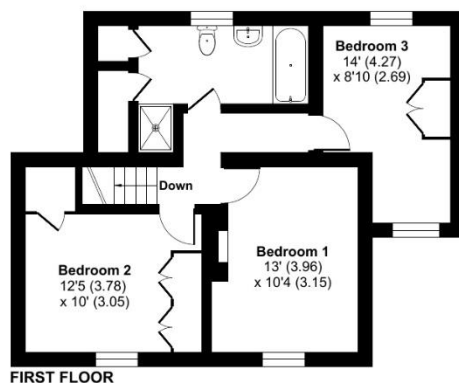
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

WWW.EPC4U.COM

## Prospect Place, Watlington, OX49

Approximate Area = 1235 sq ft / 115 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). © n2chem 2022. Produced for Robinson Sherston. REF: 828886