















Guide Price
£135,000 Freehold

33 Orchard Walk
Watlington
OX49 5RD

This terraced one bedroom bungalow occupies a quiet setting in the centre of the development with outlook to the landscaped gardens to front and back. Although the bungalow has been well maintained the interior requires modernisation and presents a buyer with the opportunity to refit in their own style

-  Double Reception Room
-  Kitchen
-  Double Bedroom
-  Bathroom
-  Residents Car Park
-  Landscaped Communal Garden

Unmodernised
1 bedroom
bungalow in
this popular
retirement
development

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



Description:

Leasehold: Approximately 92 years remaining

A rare opportunity to purchase a single bedroom bungalow within this well-favoured retirement home in the centre of Watlington. Although the property requires modernisation the rooms are bright and well-proportioned and have a pleasant outlook onto the lovely landscaped communal gardens that are a particular feature of the development. Orchard Walk is no more than a five-minute level walk from Watlington High Street and benefits from attractively landscaped communal gardens, a resident warden and private car park.

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: Water, electricity and drainage

Council Tax: South Oxfordshire District Council: Band B

EPC: To be assessed

Car Park: For exclusive use of the residents

Resident Warden: There is a resident warden who manages the day to day running of the development.

Service & Maintenance Charge: Currently approximately £1700 pa

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.*

