



Robinson Sherston









Guide Price
£379,000 Freehold

4 The Goggs
Watlington
OX49 5JX

A delightful and well-presented detached period cottage situated in a quiet cul-de-sac on the edge of the town with some attractive period features and a small south-facing garden.

-  Entrance Hall
-  Sitting Room
-  Fitted Kitchen
-  3 Bedrooms
-  Bathroom
-  Small Garden
-  Store

A delightful
and well
presented
detached
3 bedroom
period cottage

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



Description:

This delightful detached period cottage occupies an attractive location on the edge of the town. The Goggs is a narrow residential lane that offers public access to the nearby meadows and country footpaths and yet is only a seven-minute walk from the shops and facilities of the High Street. There is ample on-street parking. The cottage has an attractive rendered facade with some gothic style leaded light windows. A small south-facing garden lies alongside where there is also a timber framed insulated store with power. The interior of the cottage has some attractive features including an inglenook fireplace in the sitting room with a multi-fuel stove. There are also exposed structural timbers in the sitting room and in two of the three bedrooms. A modern kitchen was installed fairly recently with attractive contemporary styled cabinets and fittings and the property was re-roofed about 15 years ago.

Situation - 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: E

Viewing

Viewing by prior appointment with Robinson Sherston -Watlington office:

Tel: **01491 614 000**

Email: watlington@robinsonsherston.co.uk

Sales Disclaimer

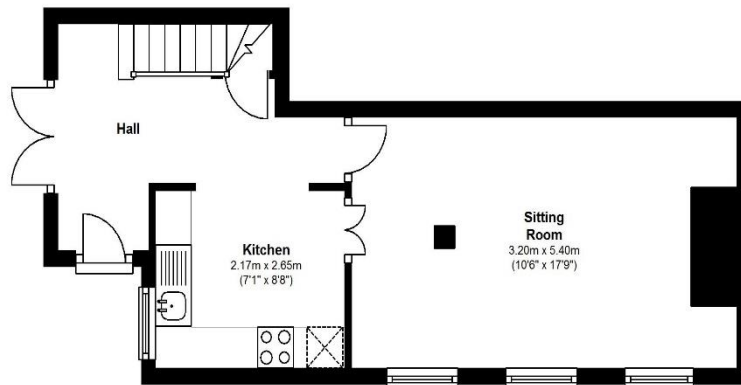
IMPORTANT NOTICE: *Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions 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) B		
(69-80) C		82
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

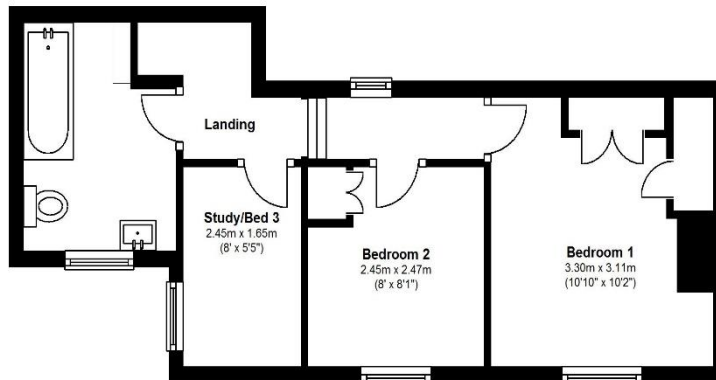
Ground Floor

Approx. 31.4 sq. metres (338.5 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.4 sq. feet)



Total area: approx. 63.2 sq. metres (679.9 sq. feet)