



## **Watlington Road, Shirburn, Watlington, Oxfordshire, OX49 5DQ**

**TO LET £2,200 pcm**

**Unfurnished**

A unique three bedroom, two bathroom former Gate House which includes plenty of original features and character which is located within 0.75 miles of the market town of Watlington and amenities. UNFURNISHED. AVAILABLE NOW. EPC exempt. CONTACT B&B LETTINGS 01844 354554

- CHARACTER PROPERTY
- TWO BATHROOMS
- DOWNSTAIRS CLOAKROOM
- TWO RECEPTION ROOMS
- AMPLE PARKING
- VIEWS OVER COUNTRYSIDE
- 0.75 MILES OF WATLINGTON AND AMENITIES

**Office Numbers:**

Chilterns | 01844 354554

Marlow | 01628 333800

Princes Risborough | 01844 343334

Stokenchurch | 01494 485560

High Wycombe | 01494 936547

W : [www.bb-estateagents.co.uk](http://www.bb-estateagents.co.uk)

E : [lettings@bb-estateagents.co.uk](mailto:lettings@bb-estateagents.co.uk)

**Head Office Address**

Chilterns Office

Robert House | 19 Station Road  
Chinnor | Oxfordshire | OX39 4PU

## Description

A unique three bedroom, two bathroom former gate house which includes plenty of original features and character. The property comprises:-

### GROUND FLOOR

Entrance hall  
WC  
Kitchen  
Good size living room and snug area with open fireplace  
Dining room

### FIRST FLOOR

Landing  
Large main bedroom with ensuite bathroom  
Two further guest bedrooms  
Family bathroom

The property also benefits from a good size garden with views of woodland and open countryside. Also ample off street parking that will accommodate several vehicles.

Dating back to the 9th century, Watlington is a picturesque, bustling market town (reputedly England's smallest) with a range of shops, pubs, sporting facilities & clubs, Surgery & Pharmacy, as well as outstanding Pre-School, Primary & Secondary schools. Located at the foot of the Ridgeway National Trail, Watlington is now famous for the formally endangered Red Kites.

Junction 6 of the M40 is within three miles of the town, providing easy access to the Midlands, London and the regional business centres of Oxford and High Wycombe. Mainline stations are located at Princes Risborough and High Wycombe.

### Outgoings:

Utility accounts, including council tax and telephone, are the responsibility of the tenants, who must provide their own contents insurance.

### Council Tax:

Band G

### Terms

12-month tenancy agreement  
Unfurnished  
No smokers please  
White goods NOT included

### Restrictions:

Pets considered  
(If pet permitted the landlord reserves the right to increase the rent)

### Holding Deposit:

Equivalent to one weeks rent.

### Security Deposit required:

5 weeks rent payable before moving in.

### Directions

Viewings strictly via the agents:  
Bonners and Babingtons Chinnor  
**01844 354554**

