



Shirburn Street Watlington Oxfordshire OX49 5BT

- Tenure: Freehold
- Guide Price: £325,000
- South Oxfordshire District Council
- EPC Rating D
- Council Tax Band Band D



A fabulous Grade II listed period home set in the heart of this picturesque market town, historically England's smallest town. The property offers a wealth of character features and benefits from private off road parking to the rear.

The accommodation briefly comprises, a good size living room, full of charm and character with exposed beams and a log burning stove, a sizable cellar, refitted `Shaker` style kitchen opening onto the rear courtyard garden. Upstairs there are two bedrooms with built in wardrobes, a landing with cupboard housing the gas boiler (replaced 4 year ago) and a modern bathroom with overhead shower.

Outside there is an enclosed courtyard garden and access to the private parking directly behind the property.

Watlington

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. A charming Grade II listed cottage in a pretty terrace located close to the towns shops and amenities with accommodation comprising sitting room, cellar, kitchen, two bedrooms and bathroom. The property has a small courtyard garden and a parking space.

SERVICES AND OUTGOINGS:

Mains water, drainage, gas and electricity. Gas central heating. South Oxfordshire District Council, Tax Band D.



Ground Floor

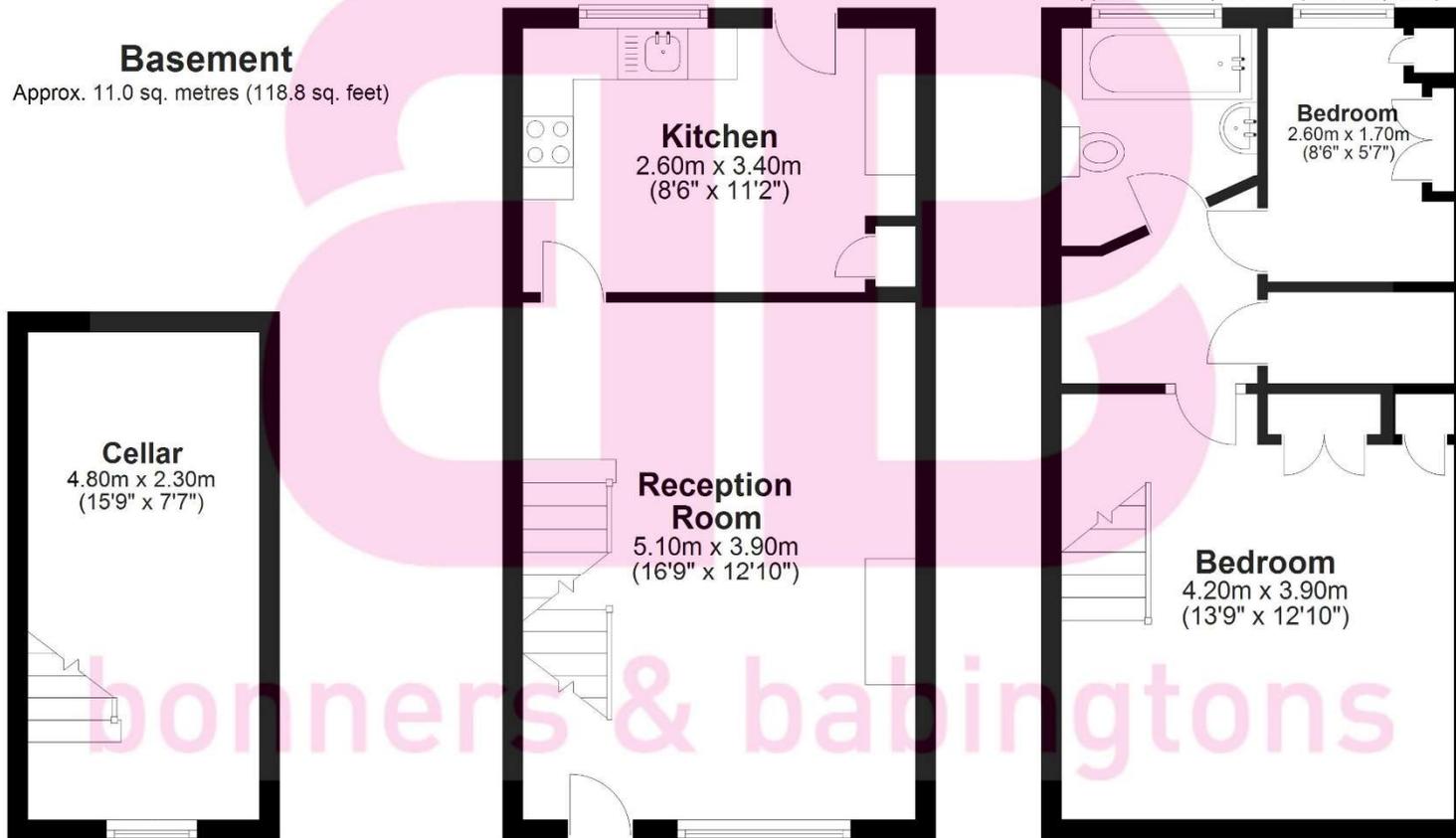
Approx. 29.1 sq. metres (313.4 sq. feet)

First Floor

Approx. 30.2 sq. metres (325.1 sq. feet)

Basement

Approx. 11.0 sq. metres (118.8 sq. feet)



Total area: approx. 70.4 sq. metres (757.4 sq. feet)

This floorplan is not to scale. it is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.
Plan produced using PlanUp.



bonners & babingtons

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



01844 354554

www.bb-estateagents.co.uk

Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170