



Couching Street
Watlington



bonners & babingtons

Couching Street Watlington OX49 5QF

Offers is Excess of: £425,000

A deceptively spacious and beautifully renovated 3 bedroom property in the heart of Watlington, offering modern family living and boasting the desirable commodity of off road parking and separate garage.

The property comprises: entrance hallway with cloakroom and useful fitted floor to ceiling storage. Via a glass door, the rest of the downstairs is a contemporary open plan design, with the refitted kitchen benefitting from waist and eye level units, including spacious corner cupboards, offering ample storage and sleek design that includes; integrated dishwasher, space for washing machine and fridge/freezer, electric AEG oven and induction hob and quartz surfaces. There is a sociable breakfast bar that opens to the main reception area, offering space for cosy seating and two sets of French doors leading to the conservatory. This additional reception room has plumbed heating and sail blinds making it a perfect all year round entertaining space. There are further French doors to the enclosed rear garden and garage beyond.

Upstairs: There are three generous sized bedrooms, with the master boasting full height fitted wardrobes and a view of the garden. The second bedroom is a good sized double and the third is a single. The family bathroom is modern and smart, comprising of bath with overhead rainfall shower, bidet, heated towel rail and vanity unit.

Outside: The enclosed rear garden has been cleverly landscaped to include cheerful shrubs and plants and a small water feature that has visiting frogs throughout the year. There is a side gate to the communal parking area and door to the garage at the bottom of the garden that has power and lights and up and over door that is accessed from the parking area. There is off road parking for one car at the side of the property but also unofficial space at front of the house for an additional vehicle.





Other notable features: Gas central heating and double glazing throughout, part boarded loft with pull down ladder and light.

Location

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.



Council Tax Band D

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 Plus) | A | | 87 |
| (81-91) | B | | |
| (69-80) | C | 73 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1060.87 ft²
98.56 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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

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