



## **Christmas Common, Watlington, Oxfordshire, OX49 5HU**

**TO LET £1,995 pcm**

**Unfurnished**

A four bedroom semi detached cottage situated in the semi rural location of Christmas Common which is located 2.5 miles of Watlington.  
UNFURNISHED. EPC rating E. CONTACT B&B LETTINGS 01844 354554

- OFF ROAD PARKING
- SEMI-DETACHED
- SEMI RURAL LOCATION
- LARGE FRONT AND BACK GARDEN
- OFF ROAD PARKING
- WOODBURNING FIRE
- MODERN BATHROOM
- OUTSIDE OFFICE WITH POWER

### **Office Numbers:**

Chilterns | 01844 354554  
Marlow | 01628 333800  
Princes Risborough | 01844 343334  
Stokenchurch | 01494 485560  
High Wycombe | 01494 485560  
Aylesbury | 01296 337771  
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 four bedroom semi detached cottage situated in a semi rural in Christmas Common which is located within 2.5 miles of Watlington. UNFURNISHED.

Accommodation comprises;

Entrance hall  
Open plan kitchen/dining room  
Utility area  
Boot room  
Modern family bathroom with bath and separate shower cubicle  
Large living room with log burner

### FIRST FLOOR

Main bedroom  
Three further bedrooms  
Landing area  
W/C

The property also benefits from a good size front and back garden, outhouse, with power and off street parking.

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 D

### 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 Marlow  
**01628 333800**

