



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

14b High Street, Watlington, OX49 5PY



WATLINGTON

Watlington is a delightful small town on the edge of the Chilterns, a stone's throw from the M40 at junction 6 but surrounded by glorious hills and woodland, it offers both convenience and countryside.

Lined with historic homes and character properties, the thriving independent high street is full of cafes, shops and pubs. With a busy local arts scene, popular schools and excellent transport links, Watlington is an ever popular location for buyers and renters alike.

Bedrooms 3 | Bathrooms 1 | Receptions 1
Council Tax Band: B
South Oxfordshire District Council
Electric heating and mains drainage



14B HIGH STREET

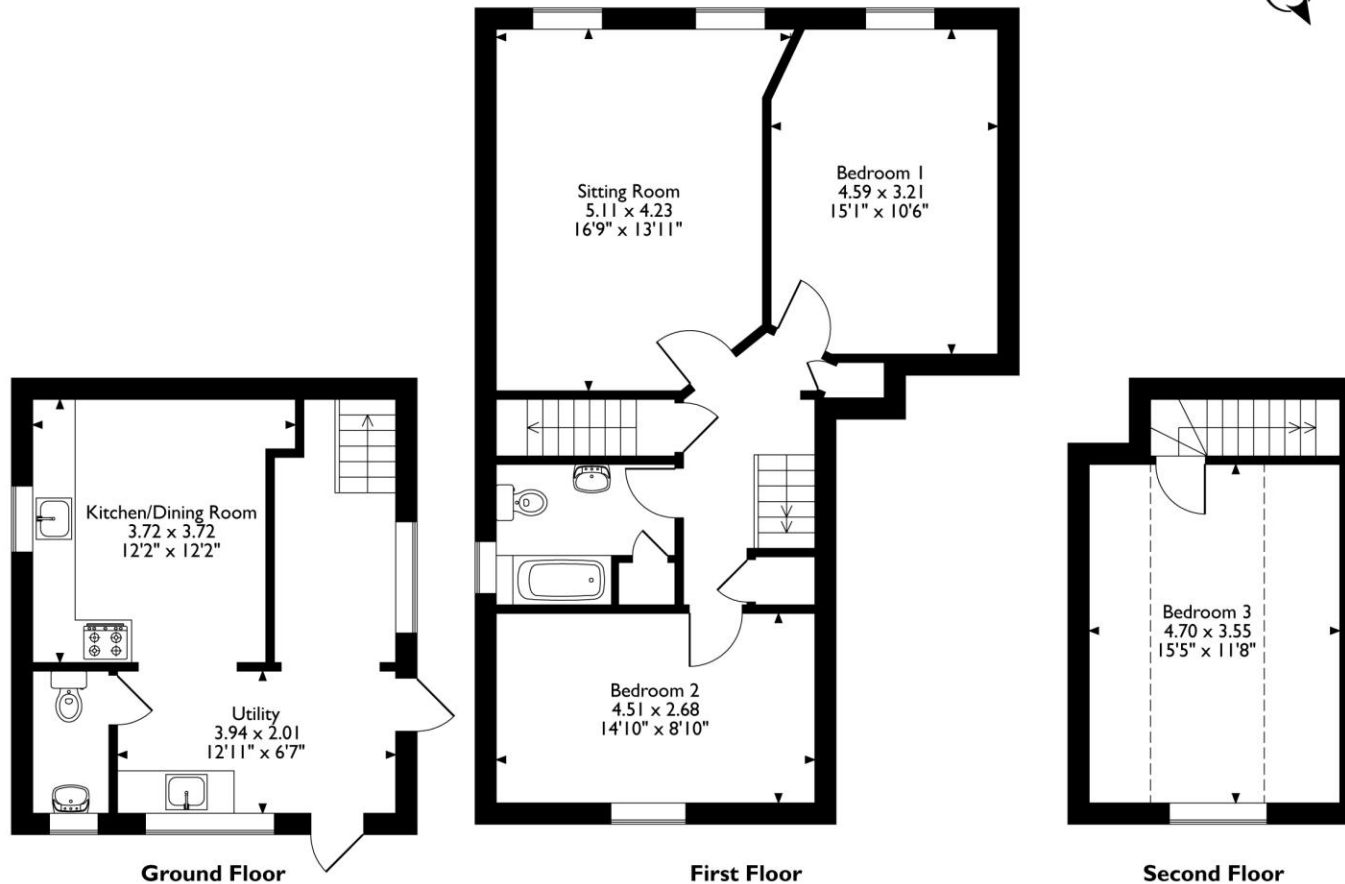
Grade II listed, 14b High Street dates back to the 17th century and was remodelled in the last century with a separate shop frontage. The home itself sits above and behind and offers a surprising amount of flexible space as well as the charm we know to expect from a town house of this era. Watlington is a unique 'tiny town' - often said to be the smallest in Britain - with a thriving independent High Street, vibrant arts scene and busy local community.

The entrance to this home is tucked around the back of the High Street, through a secure gated entrance. The front door opens into the extremely useful utility room at the rear of the property, which flows into the spacious kitchen. Fully fitted with simple, neutral units and a laminate wood flooring, the kitchen offers ample room for a dining table at the centre and the low Danish pendant lights and wood panelling gives a 'cosy cottage' feel to the space. There is also a lovely private patio area with space for a table and chairs and small brick shed.

The sitting room is upstairs at the front of the building and is a great size with generous ceiling height, overlooking the bustling Watlington high street. The original beams are exposed in this room and make a lovely feature, the working sash windows a nod to a later date in the building's history. Two of the three bedrooms are on this floor (one at the front, one at the back) and both are good sized doubles, clean, neat, fully carpeted and well maintained.



14B High Street, Watlington, Oxfordshire
 Approximate Gross Internal Area
 109 Sq M/1181 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

There is a WC and sink downstairs (next to the utility) and on the first floor you'll find the bathroom, fully fitted and tiled, it's a clean neat space, a good size and needs no work.

Up the quirky winding stairs and you'll find a third bedroom in the eaves, full of charm and character, an extremely useful additional space and a huge boarded attic room.

Watlington is an absolute gem of a town, perfectly situated for the commuter and enjoying all that this corner of Oxfordshire has to offer. 14b High Street would make a fabulous starter home or a great rental investment and is ready and waiting for the new owner to move in and make their mark on this lovely character home. Book your viewing today.

VIEWINGS STRICTLY BY APPOINTMENT WITH MORGAN & ASSOCIATES

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

Morgan & Associates
 The Old Post Office, Haseley Road, Little Milton, Oxon OX44 7PP
 Tel: 01844 279990 | Email: property@morganandassociates.co.uk
www.morganandassociates.co.uk



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