



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

9 Springfield Close, Watlington, OX49 5RF



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 2 | EPC C

**South Oxfordshire District council. Council Tax Band D.
Mains gas, mains electricity and mains drainage.**



9 SPRINGFIELD CLOSE

A well-presented three bedroom semi-detached home, conveniently located within walking distance of Watlington's many amenities.

Through the front door and the ground floor accommodation includes an entrance hall with guest cloakroom. To the right is a light and airy dual aspect sitting room/dining room. The space itself is generous in size and includes French doors that open out onto the garden.

The house has been extended and now includes a separate home office with external access. To the rear of the property is a smart contemporary kitchen with breakfast bar and side door access onto the paved terrace. The kitchen is well designed and offers plenty of storage.

Upstairs, there are three bedrooms and a family bathroom with bath and shower overhead. The main bedroom is at the rear of the property, it is a very good size and benefits from lots of useful built in wardrobes.

Externally the property includes driveway parking to the front for several cars, a well tended garden which is mostly laid to lawn with a private paved side terrace perfect for al fresco dining, garden room/hobby room and shed.

This is a great home perfect for both upsizers and downsizers alike.



9, Springfield Close, Watlington, Oxfordshire

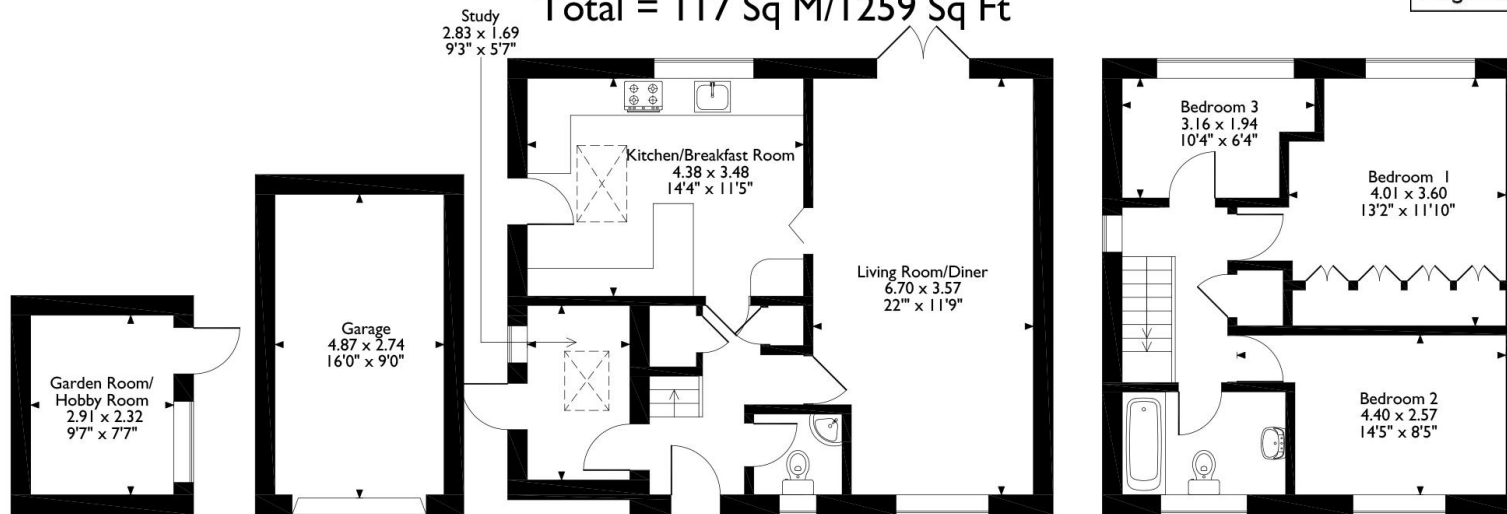
Approximate Gross Internal Area

Main House = 97 Sq M/1044 Sq Ft

Garage = 13 Sq M/140 Sq Ft

Outbuilding = 7 Sq M/75 Sq Ft

Total = 117 Sq M/1259 Sq Ft



Outbuilding

Ground Floor

First Floor

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	75	
(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	

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.

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