



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

23 Watcombe Road, Watlington, OX49 5QJ



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 D

SERVICES

Mains gas, mains water and mains drainage

South Oxfordshire District Council – Council Tax Band E



23 WATCOMBE ROAD

Set back from the road, 23 Watcombe Road is a detached Victorian home and former bakehouse, dating back to the mid-19th century. Built from traditional brick, the property benefits from a more recent front extension.

This is a property with plenty of potential and it offers a rare and exciting opportunity to purchase a home to 'make your own', tucked away on a quiet sought-after residential address in the heart of this highly vibrant market town. Ideally located within walking distance of its many amenities, the property is perfectly positioned for both convenience and tranquillity.

While the interior would benefit from modernisation, it offers generous living space and plenty of scope for further improvement or extension (subject to the necessary planning permissions). The ground floor includes a well-proportioned double-aspect sitting room with gas fireplace, a separate dining room and a kitchen that leads through to the utility area and guest cloakroom.

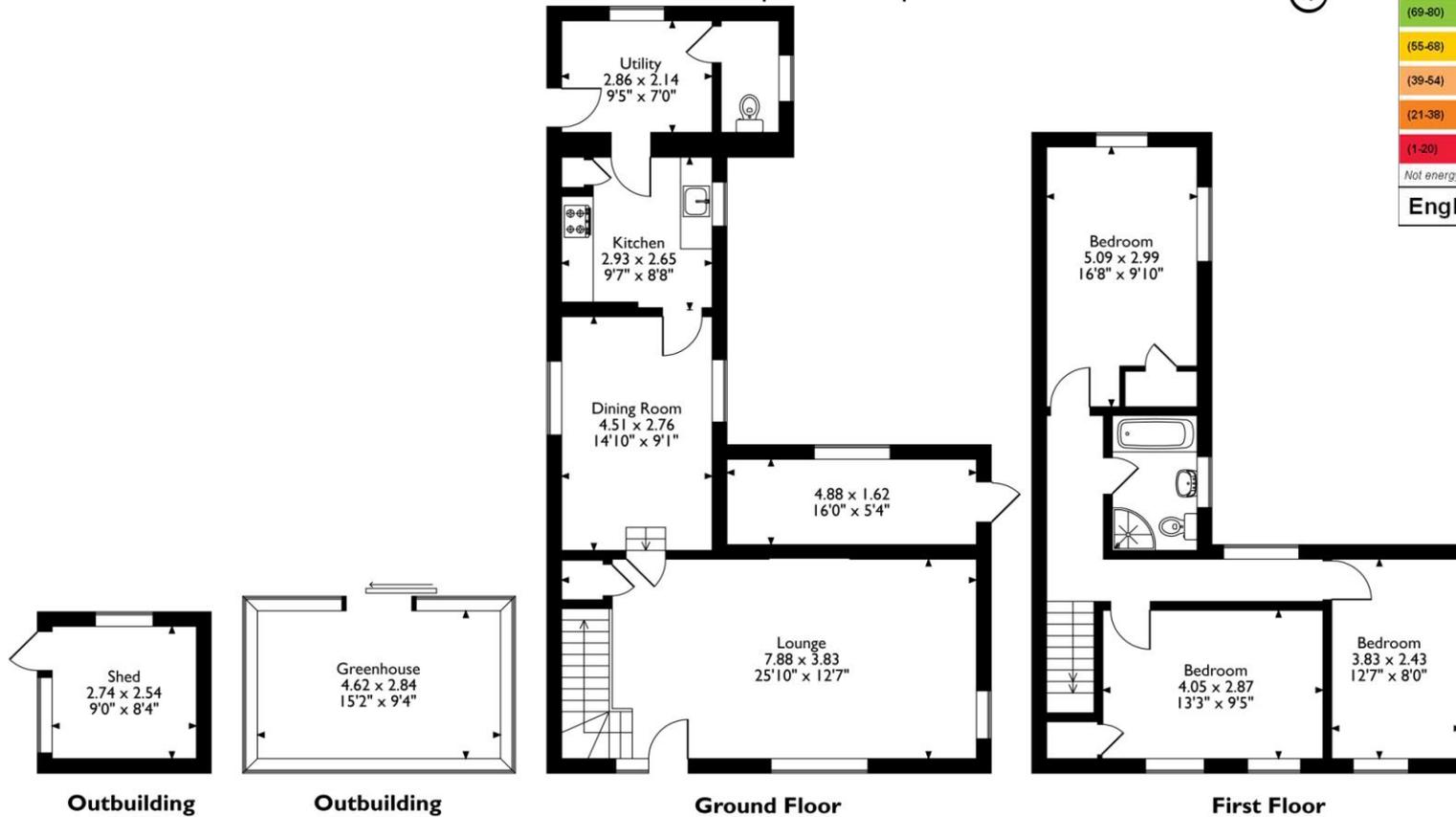
Of particular note is the large garden, ideal for the keen gardener. There is also a front garden and valuable off-street parking!

Upstairs, there are three good sized bedrooms and a family bathroom.

Offered with no onward chain, 23 Watcombe Road presents a unique opportunity to create a wonderful family home.



23, Watcombe Road, Watlington, Oxfordshire
 Approximate Gross Internal Area
 Main House = 115 Sq M/1237 Sq Ft
 Outbuildings = 28 Sq M/301 Sq Ft
 Total = 143 Sq M/1538 Sq Ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			78
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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.

