



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

40 Couching Street, Watlington, Oxfordshire OX49 5QQ



WATLINGTON

Watlington is a delightful small market 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 n/a
SERVICES: Mains gas, mains water and mains drainage
South Oxfordshire District Council – Council Tax tbc



40 COUCHING STREET

An utterly charming Grade II listed cottage, believed to date back to the late 16th century, set in the heart of the thriving market town of Watlington. Formerly mixed-use premises, this unique home is brimming with character throughout.

The spacious and welcoming reception room spans the full width of the property, with large windows flooding the space with natural light, complemented by wooden flooring and an impressive inglenook fireplace. Beyond lies a second reception room, ideally suited as a kitchen/breakfast space, with French doors opening onto a delightful south-facing walled garden framed by mature planting and pretty wisteria.

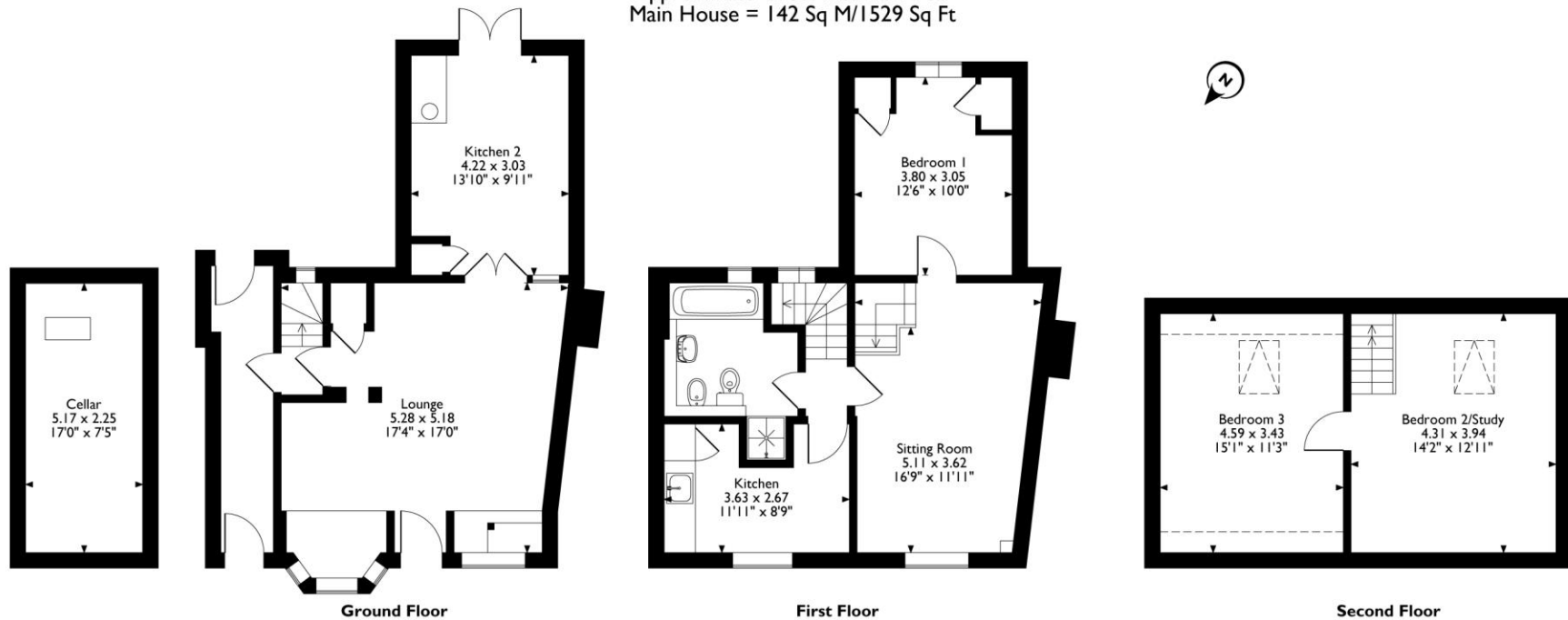
On the first floor, there is a cosy sitting room with wood-burning stove, a well-proportioned double bedroom to the rear, and a particularly generous bathroom, along with a further potential bedroom currently arranged as a kitchen/breakfast room.

The second floor offers a charming third bedroom together with a spacious open-plan landing area, perfectly suited as a study or dressing area. There is also a separate cellar and passageway with side door access.

Full of charm, this property offers a wonderful opportunity for someone with vision to create a unique and characterful home to enjoy.



Pineapple Cottage, 40 Couching Street, Watlington
Approximate Gross Internal Area
Main House = 142 Sq M/1529 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.

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