

WE VALUE



YOUR HOME



Shirburn Street, Watlington
Offers Over £400,000



Offered with no onward chain, this charming two-bedroom cottage sits right in the heart of Watlington, just a short stroll from local shops and amenities. Brimming with character, the property is entered via a stable-style front door into a generously sized lounge, complete with an open fireplace that creates a warm and inviting focal point.

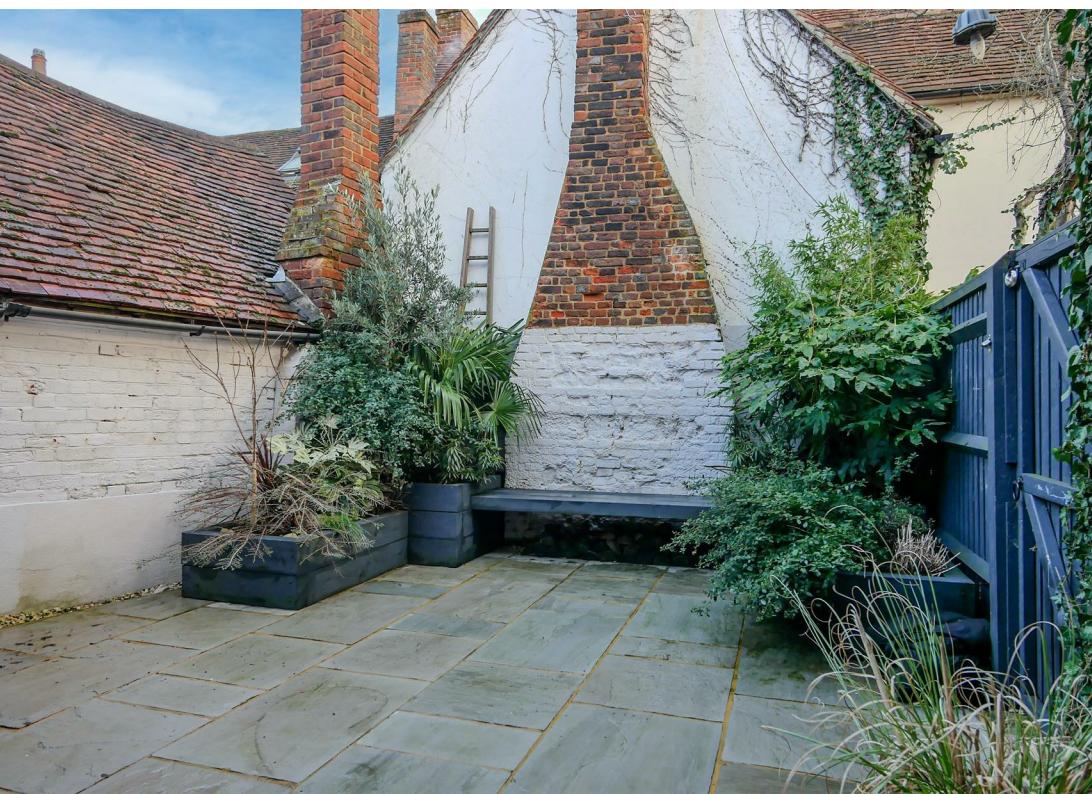
To the rear, the cottage opens into a modern kitchen/breakfast room, thoughtfully designed and well equipped with a Rangemaster cooker and a range of integrated appliances, making it both practical and stylish for everyday living.

Upstairs, there are two well-proportioned bedrooms. The principal bedroom enjoys a feature fireplace, while the second bedroom benefits from a full wall of fitted storage cupboards. Both bedrooms are served by a family bathroom.

Outside, the courtyard garden is paved for ease of maintenance and features raised planters and a bench—an ideal spot for relaxing or entertaining. The property further benefits from off-street parking for one vehicle, a rare and valuable addition for a central village location.

A delightful period home combining character features with modern convenience, perfectly positioned to enjoy all that Watlington has to offer.





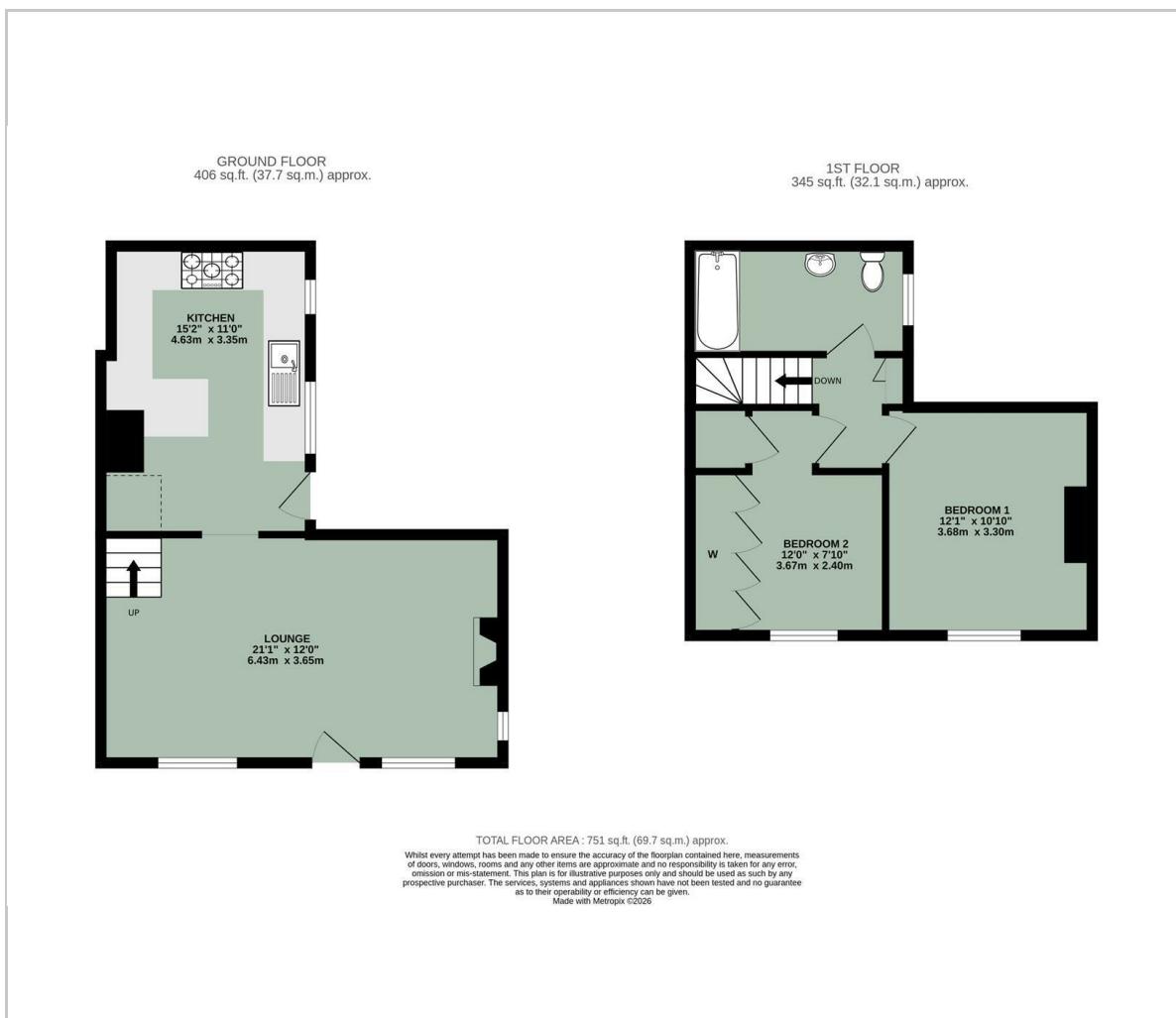
- OFFERED WITH NO ONWARD CHAIN
- CHARMING PERIOD COTTAGE
- GENEROUSLY SIZED LOUNGE WITH OPEN FIREPLACE
- MODERN KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- ENCLOSED COURTYARD GARDEN
- WATLINGTON TOWN CENTRE, SHOPS & AMENITIES ON YOUR DOORSTEP
- STABLE STYLE FRONT DOOR
- OFF-STREET PARKING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

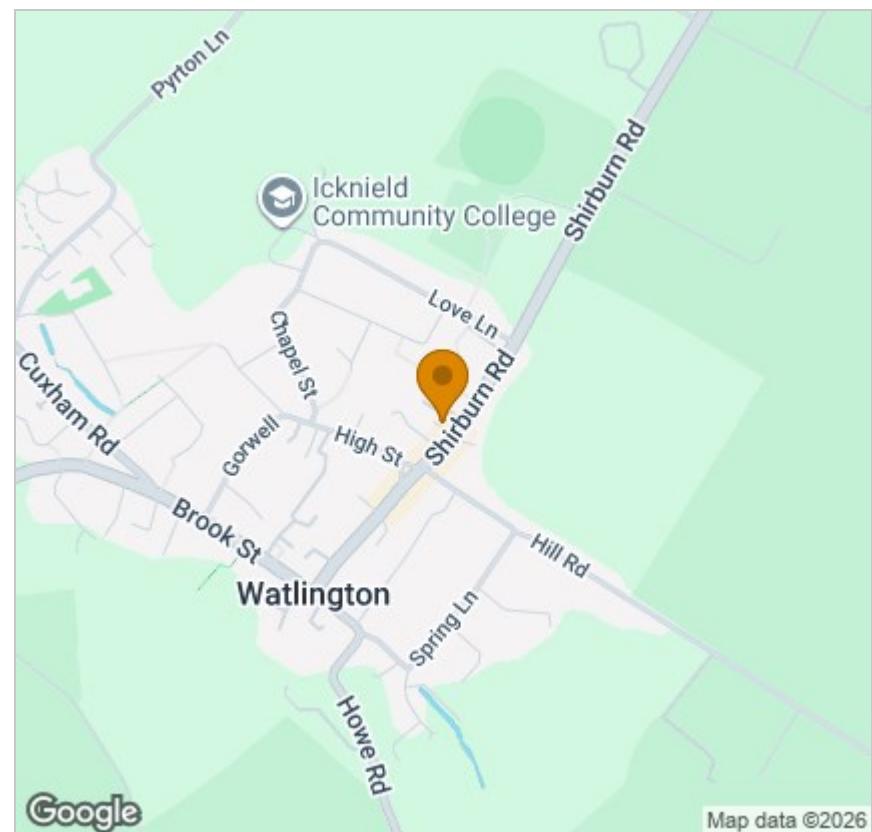
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

Energy Efficiency Graph

Floor Plan



Area Map



Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1
if you wish to arrange a viewing appointment for this property or require further information.

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