



May Cottage, Britwell Road, Watlington, OX49 5JS

£390,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

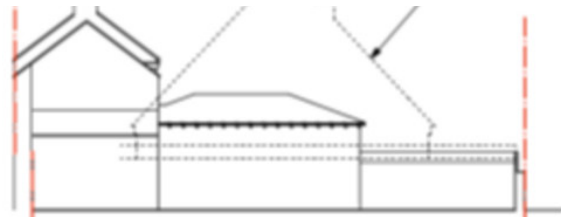
Of particular charm is this very well presented two double bedroom cottage dating back to the 1800s which is valuably not listed with lounge-diner, modern bathroom, and planning permission for a living room/diner and utility/shower room extension to the front. The property comprises entrance hall, lounge-diner with a working fireplace, kitchen-breakfast room, refitted modern bathroom, and two double bedrooms. To the front of the property there is a pretty south facing cottage garden. Other benefits include replacement windows, boiler and bathroom all within the last five years. Viewings are highly recommended.

Some material information to note: Conservation area. Gas central heating. Mains water, mains electrics, mains drains. The property has no driveway or allocated parking. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability with some of the major providers could be compromised. The government portal generally highlights this as an unlikely/very low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. •The property has planning permission for a kitchen extension to the front which expires in 2025. Details of any covenants or easements are available on request from the estate agent.





South-west (Front) elevation (from School Road)



North-west (Side) elevation



South-west (Side) elevation



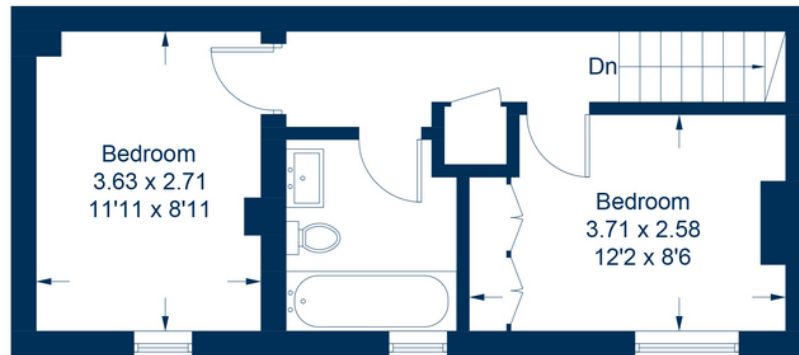
Key Features

- Replacement boiler, windows and bathroom within the last 5 years.
- South facing cottage garden to the front.
- Planning permission to the front for a living room/diner and utility/shower room.
- Lounge diner with working fire place
- Two Double Bedroom Cottage dating back to the 1800s.

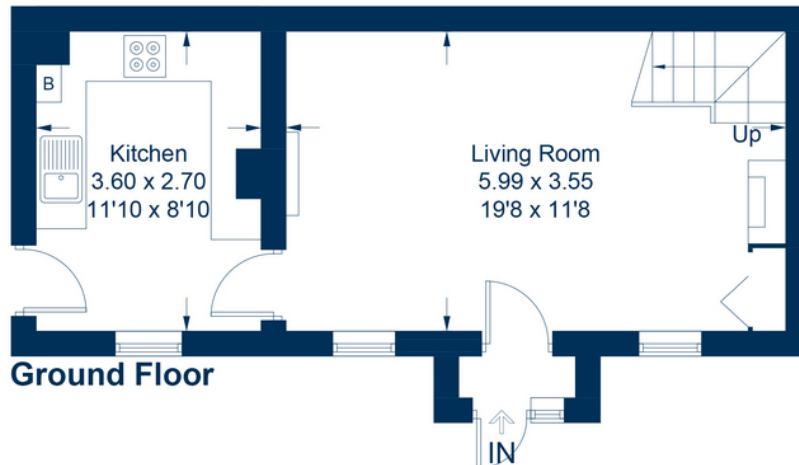
The Location

Watlington is a historic and attractive market town at the foot of the Chiltern Hills. Apart from an ample range of artisan shops and award winning butchers and delicatessen; facilities include a public library, schools, surgery and sports amenities. Junction 6 of the M40 is within a few miles of the town providing easy access to the Midlands, London and the regional business centres of Oxford and High Wycombe.

Approximate Gross Internal Area
Ground Floor = 33.7 sq m / 363 sq ft
First Floor = 32.4 sq m / 349 sq ft
Total = 66.1 sq m / 712 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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