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8 GORWELL, WATLINGTON, OXFORDSHIRE, OX49 5QE



- Edwardian Semi-Detached House
- Extended & Fully Renovated
- More than 2,700 sq ft of Accommodation
- Immaculately Presented
- Central Village Location
- Unfurnished, Available Immediately

£4,000 per month + permitted payments *

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE GORING ON THAMES BRANCH ON 01491 873456



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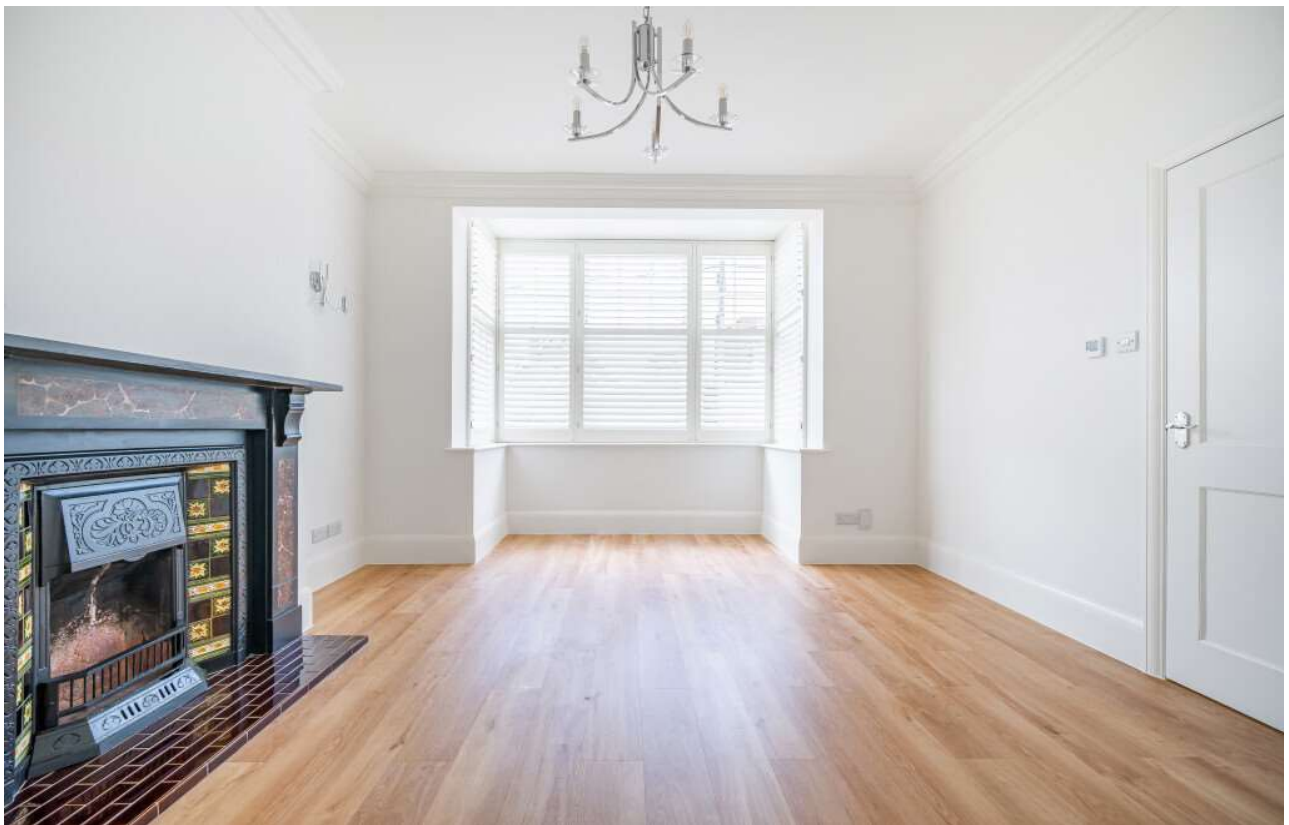
PROPERTY DESCRIPTION

This meticulously renovated and extended Edwardian home is set over 3 floors and measures in excess of 2,700 sq ft. Located just 0.1 mile from the centre of the village, this 4 bedroom home benefits from a garage, parking and a south easterly facing garden. Awaiting EPC. Unfurnished, available now

LOCAL INFORMATION

With its 17th century town hall in the centre, Watlington is full of interesting period properties and shops including a renowned butchers, individual shops, cafe's and restaurants. Watlington has excellent connections and is just 2.5 miles from Junction 6 of the M40 at Lewknor and just 46 miles from London. Trains run from Thame Parkway for London Marylebone (15 miles), Didcot Parkway for London Paddington (16 miles) with the Elizabeth Line now also allowing direct access to the City, Canary Wharf, the West End and Heathrow. London, Heathrow Airport is just 31 miles distant. Henley-on-Thames (10 miles), Wallingford (8 miles) and Oxford (12 miles) have more comprehensive facilities. There is also the Oxford tube coach service which runs between Oxford to London and operates 7 days per week. There are miles of superb walking and riding in the surrounding Chilterns Hills.

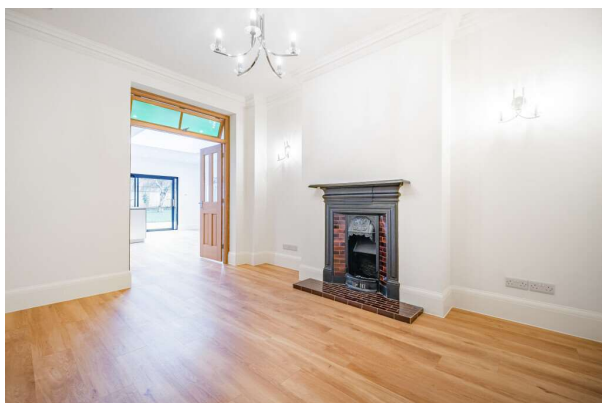




ACCOMMODATION

A brick covered porch leads to an original hardwood front door, opening into an entrance hall with an understairs storage cupboard. The sitting room is front aspect with a walk-in bay window and an original decorative cast iron fireplace with kiln fired glazed tiled surround. (Agent's note: all chimneys in the house have been capped so fireplaces are decorative only). There is a further reception room, again with a cast iron and glazed tile fireplace. A stained glass fan light and double doors open into the kitchen/diner. The kitchen/diner is a fantastic modern open plan space, with a large ceiling lantern allowing in tremendous light. The kitchen is fitted with a contemporary range of handle-less SieMatic units with striking quartz worktop, with matching central island and breakfast bar. The kitchen is fitted with integral Siemens and Neff appliances including full height fridge and freezer, dishwasher, double ovens, induction hob with a supplementary conventional gas burner and hot water boiling tap. There are sliding doors opening to the rear patio. The kitchen also leads to a side lobby with stable doors outside, a WC, and a utility fitted with an additional sink, further storage space, plumbing for both washing machine and tumble dryer and access to the garage. There is zoned underfloor heating throughout the ground floor.

A staircase leads to the first floor landing, with ample airing cupboards with heating source. The main bedroom is front aspect, with a walk-in bay window, original decorative cast iron fireplace and luxury en-suite fitted with a walk in shower



with rainfall shower head, freestanding bath and double sinks. There are two further bedrooms to this level, both doubles and one fitted with double wardrobes. There is also a large family bathroom fitted with both a bath and separate shower, and a further shower room with a striking walk in shower and full marble-effect tiling.

Another turning staircase leads to the top floor landing. Here there is another bedroom/multi purpose room, with eaves storage, and velux windows offering a distant outlook towards the Oxfordshire hills and Watlington's famed White Mark.

OUTSIDE SPACE

A block paved drive at the front provides off street parking leading to the garage, with an EV charging point. Double gates lead to additional block paved parking at the side, opening further to the garden. There is a small raised lawn at the front, with a wrought iron gate and path to the front door.

The rear garden has a Southeasterly orientation with a large Indian sandstone patio adjacent opening to a garden laid to level lawn with raised planted borders and central weeping willow. A path leads to a timber shed, which offers power and an external water tap. The garden is fully enclosed by timber fencing.



There is also a garage, with double timber doors opening into a generous space, with light, power and an integral door to the utility.

Gardening services will be included within the rent (excluding lawn care).

LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council. Tax band G. Gas fired central heating, with zoned underfloor heating throughout the ground floor. Mains drainage. Water softener.

IMPORTANT NOTICE

* When you apply for a tenancy there will be permitted payments to pay - ask our branch staff or visit our website for further details.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

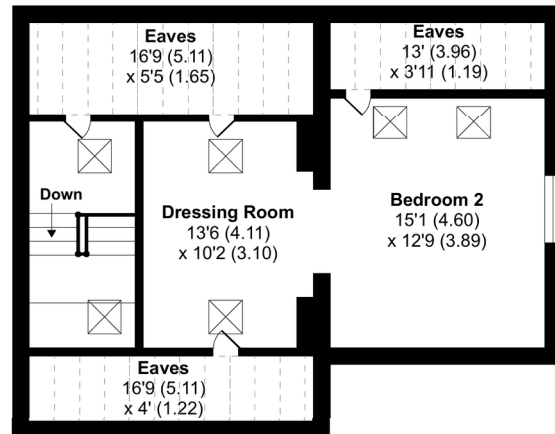
REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

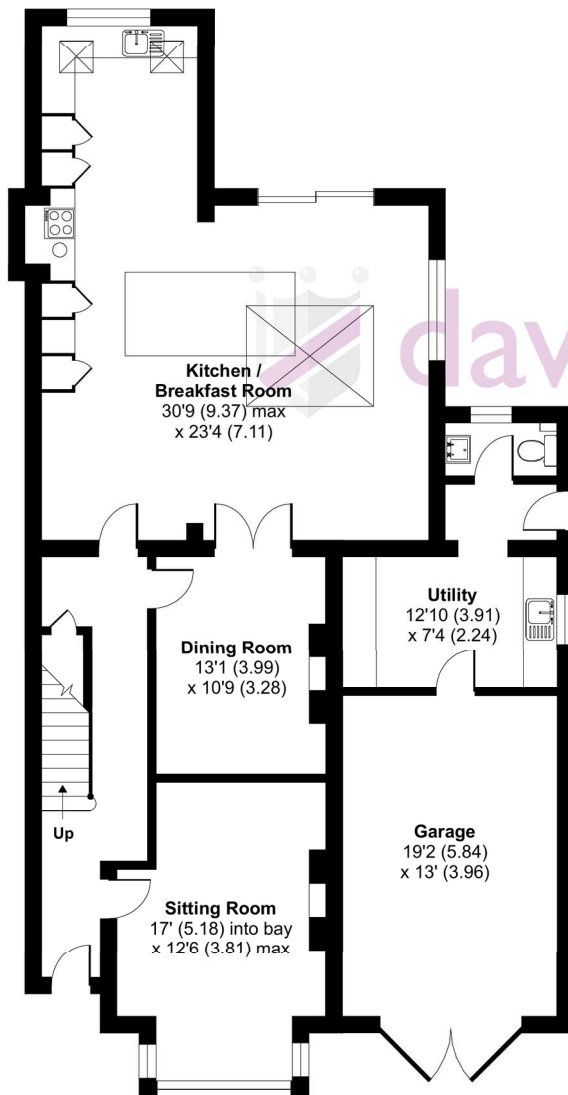


Approximate Area = 2781 sq ft / 258.4 sq m
 Limited Use Area(s) = 216 sq ft / 20.1 sq m
 Garage = 246 sq ft / 22.8 sq m
 Total = 3243 sq ft / 301.3 sq m

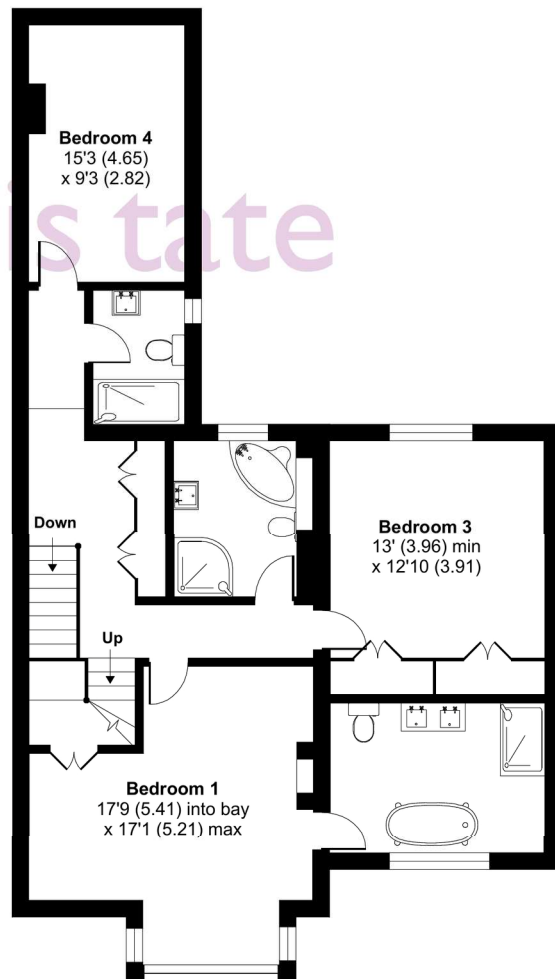
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SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2024. Produced for Davis Tate. REF: 1103457