

WE VALUE



YOUR HOME



Shirburn Street, Watlington
£1,199,000

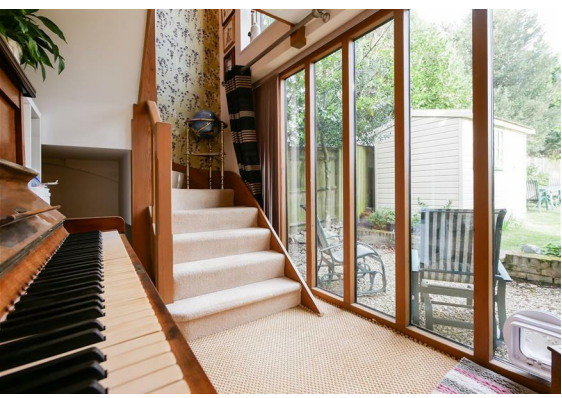


Welcome to 'Allnutts Cottage'... Believed to date back to the 1750's, this once modest home has been extended to the rear creating a seamless cohesion of period and modern, with a floor area spanning over 2500 sq ft. Immaculately presented throughout with many original features including Inglenook fireplaces, exposed beams and a well, the property flows effortlessly from room to room with space for every families needs. The snug to the front has been repurposed into a triple aspect study with a entrance hall separating it from the main hubbub of the house so if you need a peaceful office space, this room lends itself perfectly. The Fired Earth kitchen/breakfast room leads on to a spacious lounge with wood-burner and opens up to the dining room. Accessed from the dual staircases, the upstairs comprises a main bedroom with an en-suite, a wall of built-in storage and a balcony overlooking the picturesque views to the rear, five additional bedrooms with a Jack & Jill en-suite and a generous family bathroom. Located on the outskirts of the town with plenty of off-street parking, a garage and a stunning south-east facing rear garden set far back from the road and landscaped to include a patio area and a raised deck at the far end to enjoy the views over the fields and Watlington Hill nature reserve. If you are looking for a home with an adaptable layout that can easily be configured to suit families changing needs, 'Allnutts Cottage' could be the forever home of your dreams.





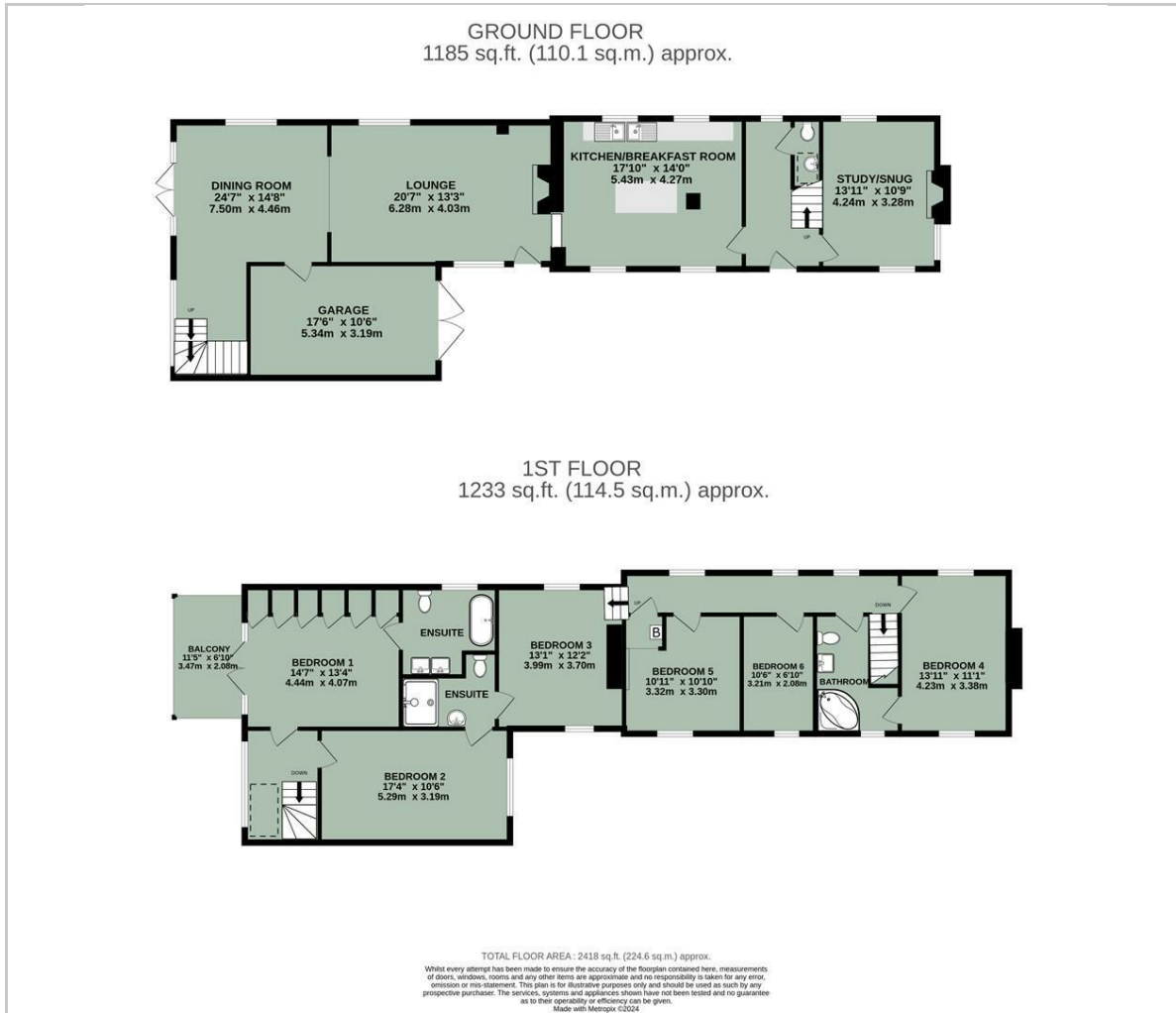
- STUNNING DETACHED FAMILY HOME
- APPROX 2500 SQ FT FLOOR AREA
- SIX BEDROOMS & THREE EN-SUITE BATH/SHOWER ROOMS
- FIRED EARTH KITCHEN/BREAKFAST ROOM
- OFF-STREET PARKING & GARAGE
- PERIOD FEATURES INC TWO INGLENOOK FIREPLACES
- IMMACULATELY PRESENTED THROUGHOUT
- FLEXIBLE LAYOUT PERFECT FOR CHANGING NEEDS
- GENEROUS REAR GARDEN WITH FAR REACHING VIEWS
- CLOSE TO AMENITIES & MAJOR LINKS TO LONDON & OXFORD



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
92 plus A			92 plus A
81-91 B			81-91 B
69-80 C			69-80 C
55-61 D			55-61 D
39-54 E			39-54 E
21-38 F			21-38 F
1-20 G			1-20 G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	63	England & Wales
			EU Directive 2002/91/EC
		79	

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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