

PROPERTY AGENTS

**JP**Knight



Barnacre, Watlington OX49 5JP



## Barnacre, Watlington

Set just to the south of this popular town in a small close of just 10 houses this attractive terraced home is within easy walking distance of the shops and restaurants.

The property has a pretty, westerly facing garden and a garage in a nearby block. It comprises a sitting room with fireplace, a large 15'8 kitchen-breakfast room and, to the first floor, 3 bedrooms and bathroom.

## Tenure - Freehold

Accommodation

Entrance Hall: Front door with double glazed side light, stairs to landing.

Sitting room: 13'9 x 12'7 Featuring a window to the front and a stone fireplace with a wood mantle. Under stair recess with shelves, electric storage heater.

Kitchen/Breakfast room: 15'8 x 12'1 max. A bright room with a full height window and casement door along with separate window to the rear garden. Fitted with a range of storage units, worktops and stainless steel sink. Electric cooker further appliance spaces, broom cupboard and electric storage heater.





Stairs to Landing. Electric storage heater, loft access, airing cupboard.

Bedroom 1: 13'7 x 8'11 Front aspect and wardrobe.

Bedroom 2: 10'5 x 9'8 Window overlooking the rear garden, wardrobe.

Bedroom 3: 10'11 x 6'4 Front aspect, over stair cupboard.

Bathroom: Fitted with a white three-piece suite, tiling, window to rear.

Outside

Front Garden: It has a central lawn with flower and shrub borders and a path to the front door.

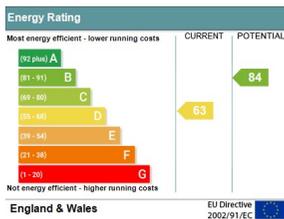
Garage in Block: 15'4 x 7'11 Up/over door.

Rear Garden: Well maintained there is a paved terrace and an area of lawn with established flower and shrub borders. Enclosed by timber fencing a path leads to the gated rear access.

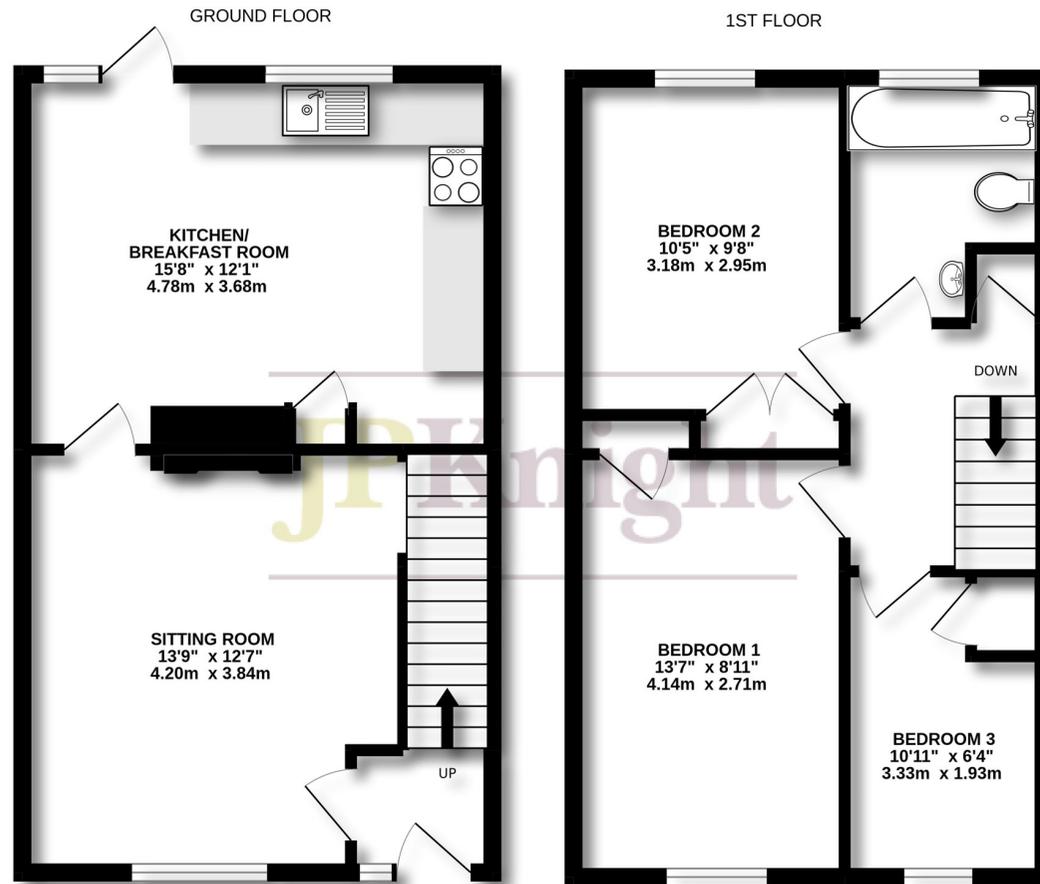
Timber Shed: 7'9 x 5'



Directions: Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the roundabout and turn left onto the A4074. After 1.7 miles turn right into Church Road, turn right at the T-junction onto the B4009, turn first left, on the Watlington Road (B4009) and continue for almost 6 miles, through Britwell Salome and as the road drops down into Watlington Barnacre is along on the right.



**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



TOTAL FLOOR AREA : 818sq.ft. (76.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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