



Blackbird Cottage, Warborough, OX10 7DS
£699,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

There aren't many cottages that come prettier than Blackbird Cottage; situated in the heart of Warborough Village and its got the gardens to match.

Offering good sized rooms and lots of light with the glazed orangery; this cottage is a far cry from the usual pokey 17th Century properties which you might be used to seeing.

Alongside the character features, exposed beams and fabulous inglenook fireplaces are practical elements including driveway parking, a detached garage and gas central heating. There's also the room, given the size of the garden, for your own home office retreat or potential to extend in the future if you needed it.

Downstairs you'll find two reception rooms, both with feature fireplaces, with the kitchen & orangery to the rear enjoying the framed garden views. The bathroom is downstairs, as is tradition with these period cottages, and offers a roll top bath and tudor-esque cladding.

Upstairs, accessed via dual staircases are two double bedrooms and a third comfortable single. The principle even offers the convenience of a handy basin and w/c.

And then there's the gardens; which are as green as the eye can see. Offering a circa 130ft of lawns, there's plenty of space for the children or grandchildren to play in with a rear gate out to countryside and field walks with your four legged friend perhaps.





Key Features

- Gas Central Heating
- Grade II Listed
- Potential to extend (STPP) or add your own Garden Room/Home Office
- Circa 0.2 acre plot with 130ft rear gardens
- Two Reception rooms with fireplaces
- Extended Kitchen with Orangery
- Three Upstairs Bedrooms & w/c
- Downstairs Family Bathroom
- Driveway Parking & Detached Garage
- No Onward Chain



The Location

Warborough lies just off the A4074 to the North of the larger market town of Wallingford. Flanked by countryside and short stroll to the River Thames, its ideal for keen walkers, dog owners and families looking for green space.

It is also a thriving village with a great community and local amenities including a village store/post office, a beautiful village green with a public house and a well regarded primary school. It is located approx. 11 miles South East of Oxford and approx. 9 miles to Didcot Parkway Train Station.

Material Information;

Council Tax: E

Energy Rating: N/A

Heating; Gas Central Heating.

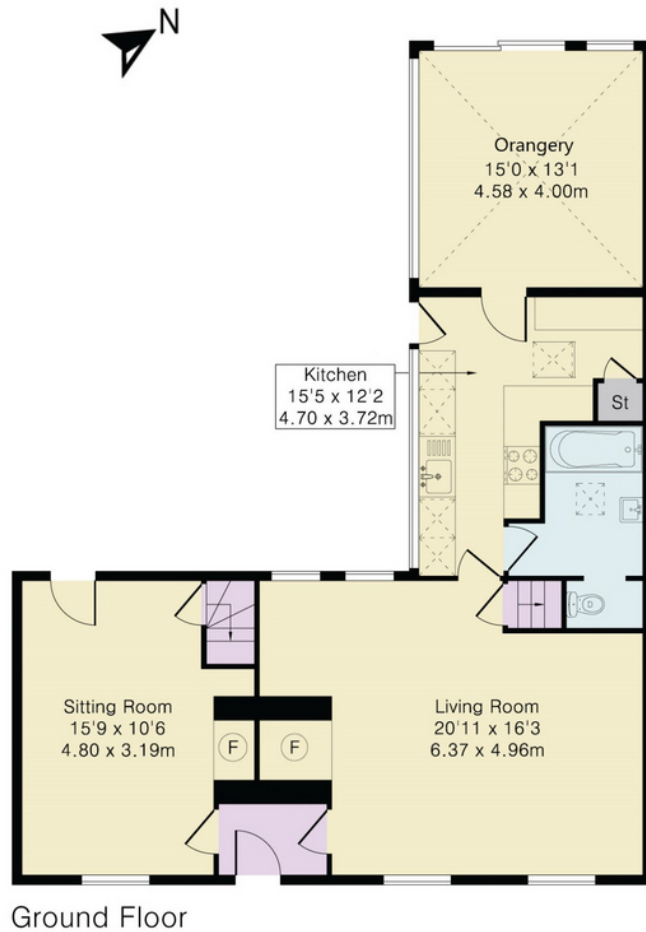
Listing; Grade II Listed

Broadband: According to checker.ofcom.org.uk; Standard, Superfast & Ultrafast services are 'Likely' available subject to which supplier.

Mobile Signal/Coverage: According to checker.ofcom.org.uk; Voice & Data 'Likely' available across all providers.

We strongly advise you consult a Solicitor and or surveyor or carry out your own research on the information provided to ensure there have been no unexpected changes to the information above. We do not check the records on a daily basis therefore changes may occur through 3rd parties correcting errors or applications made by the owners or 3rd parties.

Approximate Gross Internal Area 1451 sq ft – 134 sq m
Ground Floor Area 909 sq ft – 84 sq m
First Floor Area 542 sq ft – 50 sq m



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Wallingford Office
72 High Street, Wallingford
Oxfordshire, OX10 0BX

T 01491 833 833
E wallingford@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

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