



24 Six Acres, Warborough, OX10 7BS
£550,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A very well presented three bedroom, two-bathroom semi-detached property with garage and good size private garden, located in this particularly well thought out and well finished development in the highly regarded village of Warborough. This impressive three-bedroom home is offered for sale with no onward chain and comprises entrance hall, cloak room, kitchen-breakfast room and 19ft lounge-diner with doors to garden. On the first floor there is a family bathroom and three bedrooms; the principal bedroom with en-suite shower room. To the front of the property there is a driveway leading to a garage with up & over door. Finally, to the rear; there is a good size garden offering a particularly private aspect. For the location to be fully appreciated the property must be viewed.

Some material information to note: Gas central heating. Mains water, mains electrics. Mains drains. Offcom checker indicates standard & ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has driveway parking. The government portal generally highlights this as an unlikely/very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. There is an annual management charge on the development of approximately £440 for the upkeep of the development. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.





Key Features

- Three-bedroom semi-detached house.
- Two bathrooms (one en-suite).
- Driveway & garage.
- No onward chain.
- Good size garden.
- Desirable modern development of a small number of houses in Warborough village.

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.

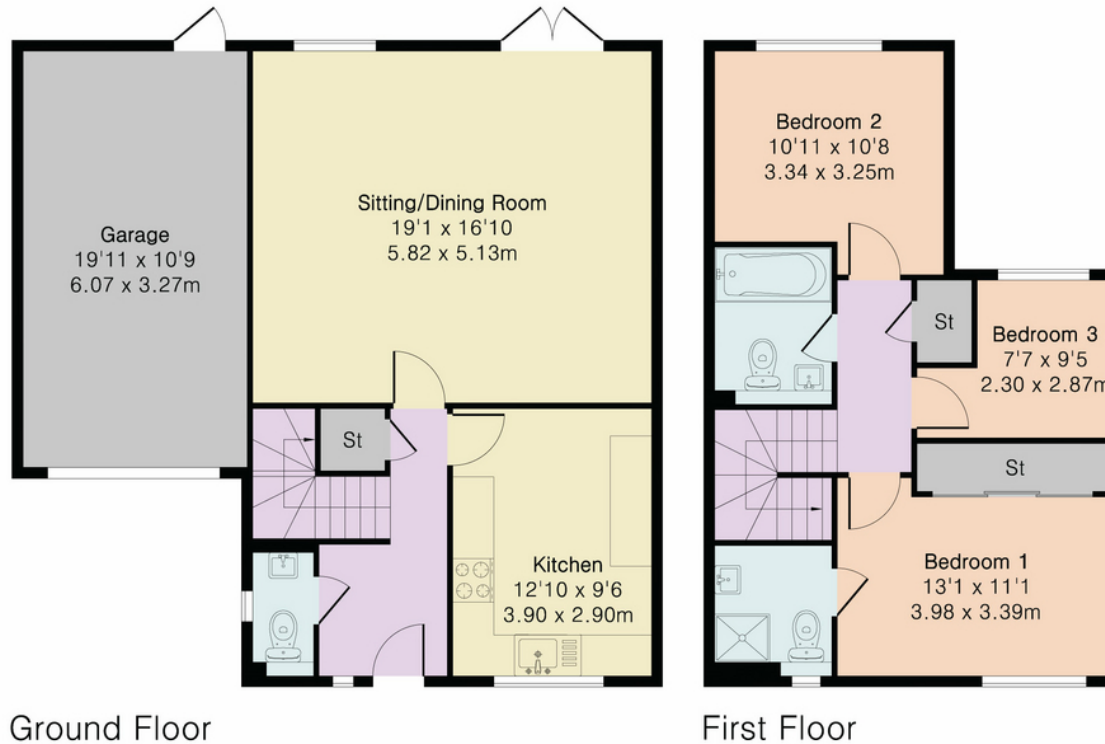


**Approximate Gross Internal Area 1053 sq ft - 98 sq m
(Excluding Garage)**

Ground Floor Area 571 sq ft – 53 sq m

First Floor Area 482 sq ft – 45 sq m

Garage Area 214 sq ft – 20 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

