



Six Acres, Warborough, OX10 7BS

£1,375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





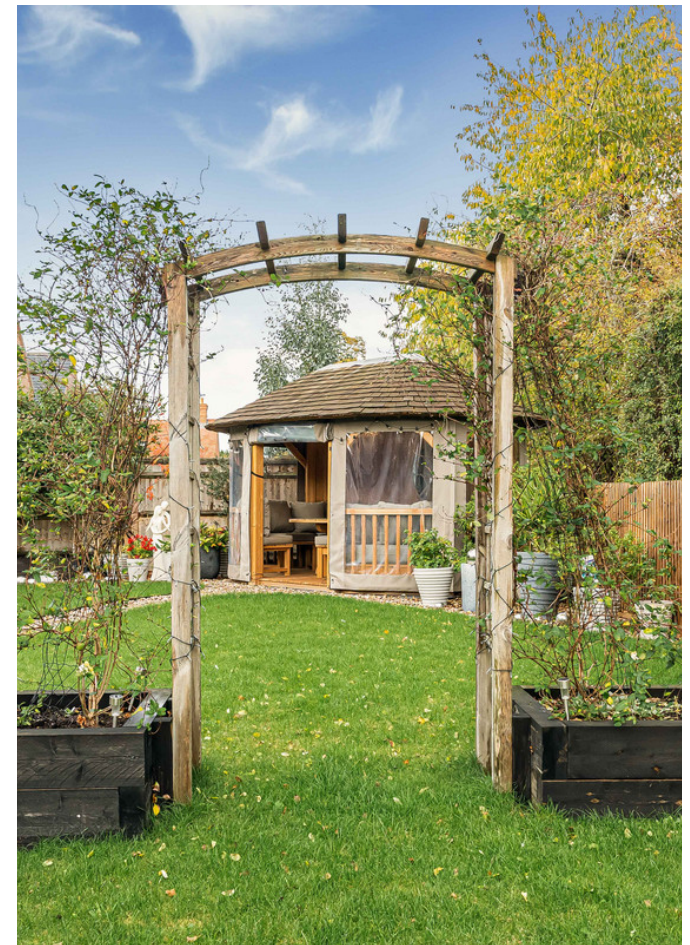
The Property

Offering in excess of 3000sq ft of accommodation is this luxuriously appointed five double bedroom family home with handsome Cotswold stone façade, double garage, and statement kitchen-diner-family room with vaulted ceiling. Overlooking fields to the rear and located at the back of this exclusive development in the desirable village of Warborough, is this large high specification home.

The accommodation comprises galleried entrance hall, long inner hall with coat cupboards, cloakroom, family room, lounge with wood-burning stove, utility room with integral access to the double garage, and a very impressive 23ft kitchen-diner-family room with central island and siemens appliances. On the first floor, there is a family bathroom and five double bedrooms; three with ensuite bathrooms and the master suite with dressing room. To the rear of the property, there is a landscaped garden immediately backing onto Oxfordshire Countryside, which offers a good size covered entertaining area with light & power.

Finally, to the side there is allocated parking and access to a double garage which has electric roller doors, light & power. Built only 4 years ago 18 Six Acres is an exceptional example of a modern country home, and for the presentation to be fully appreciated; it must be viewed.





Key Features

- Five double bedroom family home.
- Over 3000sq ft of exceptionally well-presented accommodation.
- Four bathrooms.
- Double garage.
- Handsome double fronted Cotswold Stone village home.
- Statement kitchen-diner-family room with central island and vaulted ceiling.
- Family room.
- Overlooking fields.



The Location

Warborough lies just off the A4074 to the North of the larger market town of Wallingford. Flanked by countryside and a 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.

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 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 £480 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.



**Approximate Gross Internal Area 3167 sq ft - 294 sq m
(Including Garage)**

Ground Floor Area 1806 sq ft – 168 sq m

First Floor Area 1361 sq ft – 126 sq m



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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.

