



Six Acres, Warborough, OX10 7BS  
£900,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Finished in 2021, with a pillared frontage and an abundance of kerb appeal with the mix of stone and render, is this wonderful family home ideal for growing families or downsizers wanting the space for visiting guests and grandchildren.

With an impressive EPC rating and underfloor heating on the ground floor, these homes were built with high standards in mind and with extras which you won't find in your standard new build houses.

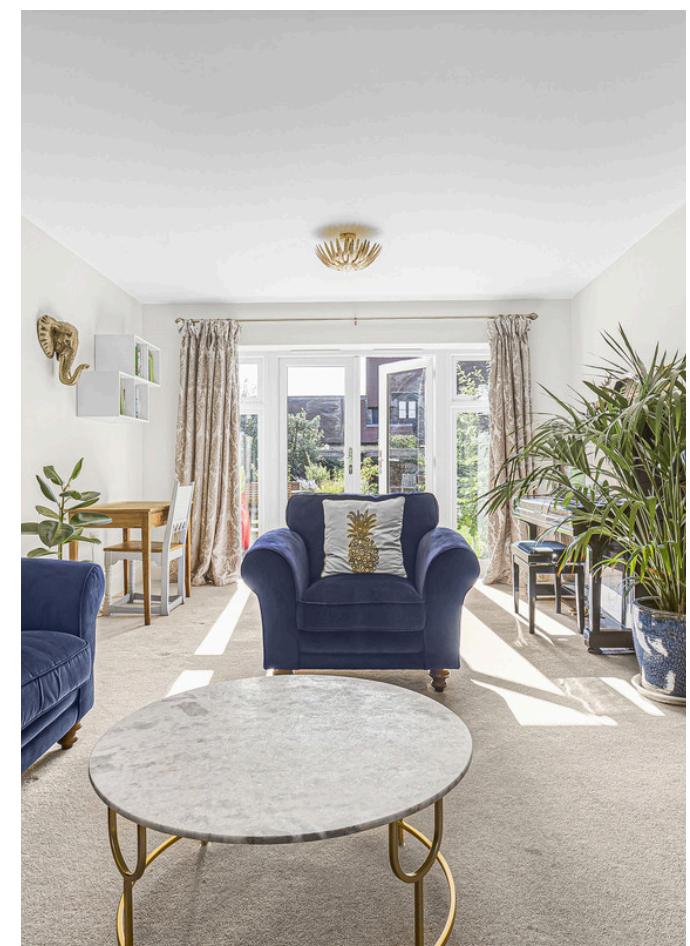
Once inside you will find a spacious central hallway with the dual aspect lounge running from front to back with double doors out to the garden. On the other side at the front is the separate study/playroom which has been fitted with bespoke storage. At the rear of the property is the separate utility room and the heart of every home: the open-plan kitchen/diner with further double doors straight out onto the patio and gardens.

Upstairs are four bedrooms, two en-suites and the family bathroom. The principal bedroom comes complete with double built in wardrobes, an en-suite with separate bath and walk in shower, and enjoys pleasant views of the garden.

The current owners have designed and overseen the landscaping of the rear garden which now offers any new owners shaped borders and mature plants to complement the good sized patio and lawn area.

As for storage and parking, there is a detached double garage and ample driveway parking.





## Key Features

- Underfloor Heating Downstairs & Radiators Upstairs
- Gas Fired Central Heating
- High EPC Rating
- Three Reception Rooms
- Separate Utility Room
- Four Bedrooms
- Two Ensuites
- Double Garage with Plentiful Parking
- Landscaped Rear Gardens
- Central Village Location



## The Location

Six Acres is a small development in the very pretty village of Warborough, with the advantage of being close to the village centre, convenience store and primary school.

The village of 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, it is 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.

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Material Information;

Council Tax: G

Energy Rating: B

Estate Charges; On most new build developments there are charges which all properties contribute to that pay for the upkeep of the grounds. For this property the current contribution for 2023/24 is £358pa.

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

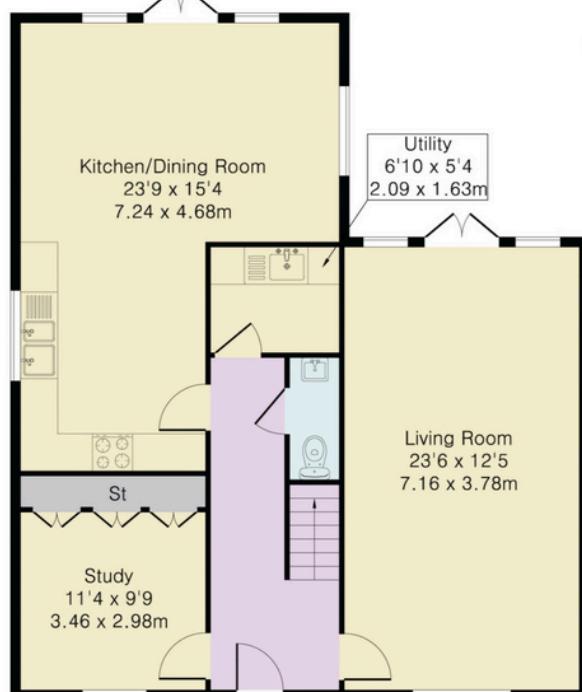
Mobile Signal/Coverage: According to checker.ofcom.org.uk; Voice & Data 'Likely' available across all providers.

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.

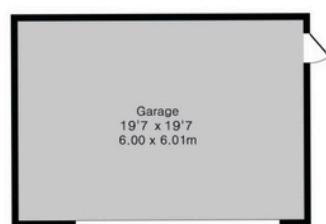
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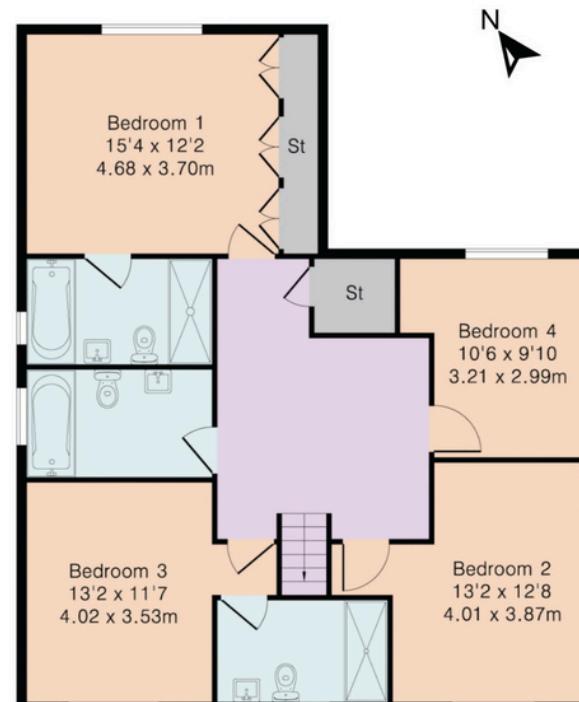
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Ground Floor



Garage



First Floor

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