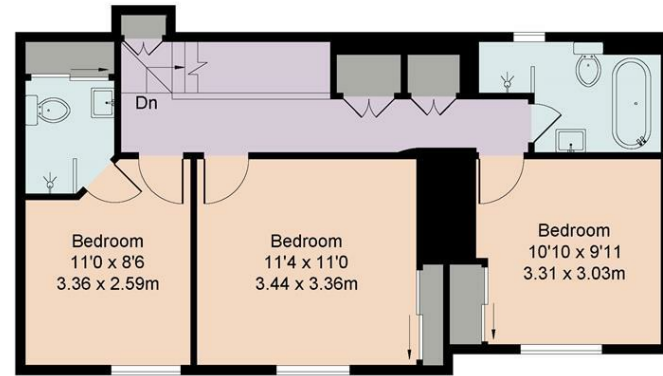
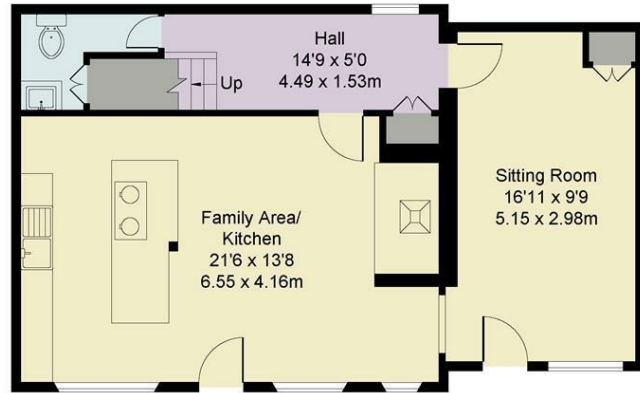




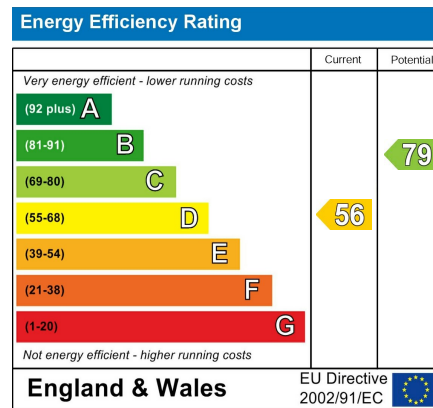
Thame Road Anne's Cottage
 Approximate Gross Internal Area 103.09 sq m / 1109.65 sq ft
 Ground Floor Area 53.59 sq m / 576.84 sq ft
 First Floor Area 49.50 sq m / 532.81 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Guide Price
£725,000

105 Thame Road

A beautifully fully renovated and refurbished period cottage in this lovely village.

- Fully refurbished and renovated
- Immaculate decoration
- Stylish new kitchen with island
- Period features including stone walls
- Exposed timbers
- Underfloor heating
- Two brand new bathrooms
- Private garden

Charming cottage in sought-after village

- 📍 Wallingford 3 miles
- 📍 Oxford 10 miles
- 📍 Henley-on-Thames 14 miles
- 📍 Didcot Station 9 miles
- 📍 London 57 miles
- ✈️ Heathrow Airport 43 miles





Anne's Cottage

This pretty period cottage dates back over 400 years and is full of original features such as honeyed beams and timbers, original stone walls and an inglenook fireplace. The current owners have undertaken an extensive program of modernisation with new plumbing, electrics, roof and insulation fitted.

The kitchen/breakfast room is a wonderful mix of old and new with a pale fitted kitchen with marble worksurfaces, fitted appliances including a microwave, oven and dishwasher. The island creates a further worksurface and useful breakfast bar. Large ceramic tiles have underfloor heating and there is an impressive inglenook fireplace with wood burning stove creating a cosy sitting and family area.

The long hallway has a superb exposed stone wall and leads to a smart cloakroom. The sitting room has exposed timbers and a stable door to the garden.

Upstairs there are three well appointed bedrooms with vaulted ceilings and renovated exposed timbers. There are two brand new bathrooms; one is a luxurious bathroom with slipper bath and separate shower, the other is en-suite with walk-in shower.

Outside

From Thame Road, a private footpath leads to the gated South-facing garden. This is mainly laid to a level lawn with a shed and sun terrace close to the house. Flower beds edge the garden and there is a lavender hedge and lovely climbing passion flower.

Services

Mains electricity, water and drainage. Oil fired central heating.
EPC Rating: D
South Oxfordshire District Council Band E

Location

The charming village of Warborough has many pretty cottages, a lovely old church and a local public house, The Six Bells, on the village green together with the village cricket and tennis club. The village has been used many times for filming Midsomer Murders. There is a village store/post office and a highly-regarded primary school. The riverside town of Wallingford is close by, while Oxford and Reading are easily accessible.

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Directions

Post code: OX10 7DS What3Words: ///slippers.operation.segments

Viewings

Viewing by prior appointment with Robinson Sherston office.

Tel: 01491 614000

Email: watlington@robinsonsherston.co.uk

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.