



ANNE'S COTTAGE, Warborough

ANNE'S COTTAGE



3



2



2

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

Warborough is a charming village with pretty cottages, a historic church, and The Six Bells pub on the green, alongside cricket and tennis clubs. Often used for Midsomer Murders, it offers a village store, an excellent primary school, and easy access to nearby Wallingford, Oxford and Reading towns too.



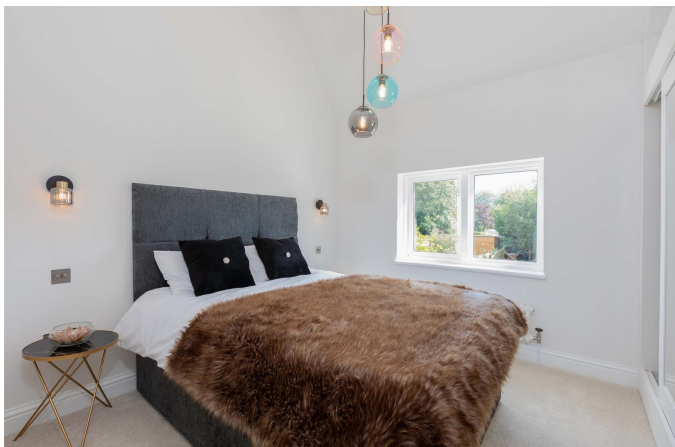
THE PROPERTY

This charming 400-year-old cottage is full of character, with honeyed beams, original stone walls and an impressive inglenook fireplace. The current owner has completed extensive modernisation, including new plumbing, electrics, roof and insulation. The kitchen/breakfast room blends old and new, featuring a pale fitted kitchen with marble worksurfaces, integrated appliances, an island with breakfast bar and underfloor-heated tiles. A long hallway with exposed stone leads to a smart cloakroom, while the sitting room has exposed timbers and a stable door to the garden. Upstairs are three bedrooms with vaulted ceilings and restored timbers, plus two new bathrooms: a luxurious family bathroom and an ensuite. A private footpath leads to the gated south-facing garden with lawn, terrace and flower borders.





ANNE'S COTTAGE



PROPERTY INFORMATION

Services

Mains electricity, water and drainage. Oil fired central heating.

Local Authority

South Oxfordshire District Council

Council Tax

Tax Band E

EPC

EPC D (56) POT (79)

Postcode

OX10 7DS

What3Words

///slippers.operation.segments

Viewings

By prior appointment with
Robinson Sherston

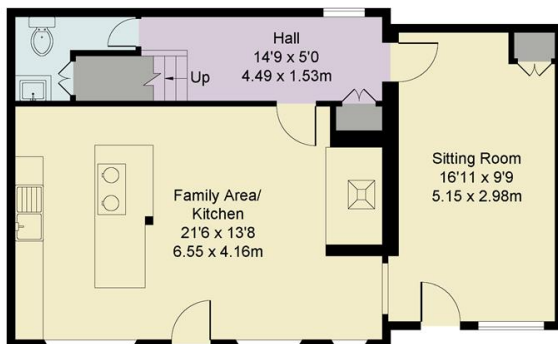
Sales Disclaimer

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.

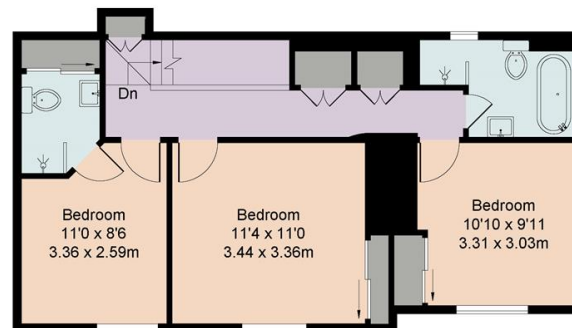




Thame Road Anne's Cottage
Approximate Gross Internal Area 103.09 sq m / 1109.65 sq ft
Ground Floor Area 53.59 sq m / 576.84 sq ft
First Floor Area 49.50 sq m / 532.81 sq ft



Ground Floor



First Floor

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



01491 411 911

henley@robinsonsherston.co.uk

robinsonsherston.co.uk
