

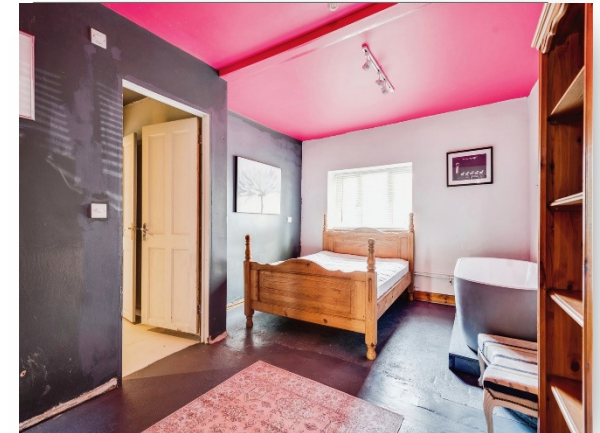


Thame Road, Warborough, Wallingford OX10 7DG

welcome to

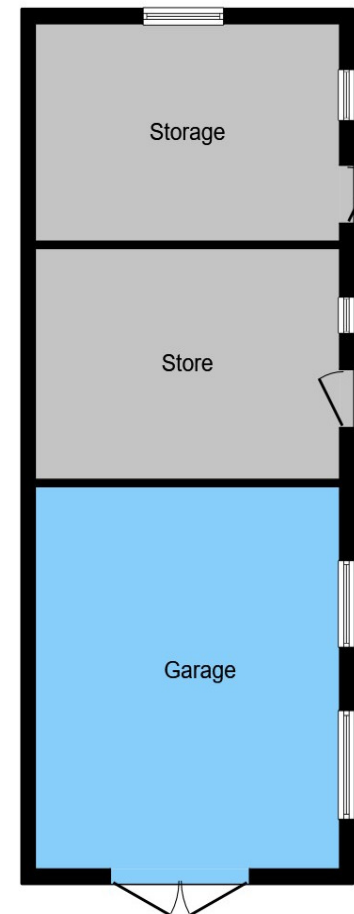
Thame Road, Warborough Wallingford

Allen & Harris are proud to bring to market this wonderful single storey cottage, located in the heart of Warborough. Vastly extended and reconfigured by the current owners, this character home sits on a magnificent plot stretching to over a third of an acre. The property has a very unique and distinct urban feel with flexible open plan living in the form of an impressive 28ft x 23ft kitchen/living room with painted concrete floors and free standing kitchen units and under floor heating. The property also boasts a sitting room with feature fireplace, study/office, three bedrooms, shower room and main bedroom with free standing bath. The property has the huge advantage of a wonderful and very private mature garden with the whole plot approaching 1/3 of an acre. It comes with two large decked areas and an open lawn plus its very own enclosed Bespoke Cat Run. Driveway parking to the side of the property for two/three vehicles. Thame Road also has the added advantage of a detached barn which has lapsed planning permission to extend and convert into a living / office space.





Floor Plan



Outbuilding

Entrance Porch

Entrance Hall

7' 10" x 7' 9" (2.39m x 2.36m)

Reception Area

14' 3" x 12' 2" (4.34m x 3.71m)

Open Plan Living / Kitchen

28' 8" x 23' 5" narrowing to 19'4 (8.74m x 7.14m narrowing to 19'4)

Study/Office

10' 1" x 8' 4" (3.07m x 2.54m)

Sitting Room

20' x 16' 6" (6.10m x 5.03m)

Shower Room

Bedroom One

16' 2" x 11' 3" narrowing to 9'2 (4.93m x 3.43m narrowing to 9'2)

Bedroom Two

19' x 8' 11" (5.79m x 2.72m)

Bedroom Three

10' x 8' 4" (3.05m x 2.54m)

Outbuilding

Driveway

Rear Garden

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Thame Road, Warborough Wallingford

- 28ft open plan living/kitchen
- Partly under floor heated
- Outbuilding with lapsed planning for conversion
- Three bedrooms
- Unique urban feel

Tenure: Freehold EPC Rating: D

£750,000

Warborough is a pretty village located in South Oxfordshire, about 2.5 miles north of Wallingford and about 9 miles south of Oxford. The parish also includes the hamlet of Shillingford, south of Warborough beside the River Thames. It is conveniently located close to commuter links via both rail and road, with Didcot approximately 10 miles away and the M4 /M40 a short drive away. There is a wide selection of both private and state schools in the surrounding area, including a highly rated Primary School within the village. The area also enjoys many country and riverside walks and has the added advantage of a well-received local pub/restaurant, which has also served as the location for multiple filming's of Midsomer Murders.



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WLF104599



Property Ref:
WLF104599 - 0003

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