



Quaker Lane, Warborough, OX10 7DT

A spacious and well-appointed family home in the highly desirable village of Warborough and situated in a quiet location (0.1 mile) walk from the village green and 6 Bells pub.



LOCATION

Warborough

Warborough lies just off the A4074 to the North of the larger market town of Wallingford. It is a thriving village with a great community and local amenities including a village store/post office, a beautiful village green 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.

There is a wide selection of both private and state schools in the surrounding area, including a highly rated Primary School within the village. Warborough is located approx. 11 miles South East of Oxford and approx. 9 miles to Didcot Parkway Train Station.



Reception Room

17' max into bay narrowing to 14' 8" x 12' 1" narrowing to 10' 8" (5.18m max into bay narrowing to 4.47m x 3.68m narrowing to 10' 8")

Kitchen Dining Room

20' 5" x 14' 7" narrowing to 9' 5" (6.22m x 4.45m narrowing to 2.87m)

Sitting Room

13' 9" x 12' 6" (4.19m x 3.81m)

Galleried Landing

Master Bedroom

15' 2" x 12' 2" max narrowing to 8' 10" (4.62m x 3.71m max narrowing to 2.69m)

En-Suite Shower Room

Guest Bedroom

13' 7" x 11' max narrowing to 9' 2" (4.14m x 3.35m max narrowing to 2.79m)

En-Suite Shower Room

Bedroom 3

12' 3" x 9' 5" (3.73m x 2.87m)

Bedroom 4

9' 6" x 11' 10" narrowing to 11' (2.90m x 3.61m narrowing to 3.35m)

Bathroom

Garage

14' 4" x 13' 10" (4.37m x 4.22m)

Fenced Front And

Rear Courtyard Style Garden





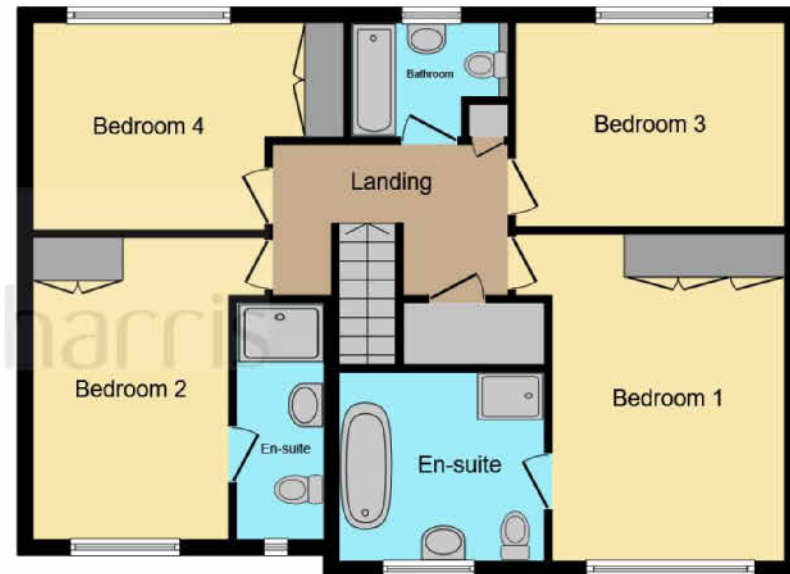
THE MAIN HOUSE

The property has undergone a complete makeover over recent years by the current owner and offers a spacious but cosy bay fronted reception room with feature open fireplace and bespoke walled bookcase, open plan kitchen with dining room, fitted in a modern style with bifold doors to patio, sitting room with feature rotating log burner and bifold doors to the courtyard style back garden, entrance hall and cloakroom. First floor galleried landing provides access to the master bedroom with built in wardrobes and a large, luxury four-piece en-suite with free standing bath and separate shower cubicle with rain shower head, guest bedroom with built in wardrobes, modern fitted en-suite shower room, two further double bedrooms and modern fitted family bathroom. Outside to the front is a gated orchard and substantial parking, access to the integral garage and utility and rear garden.





Ground Floor



First Floor

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

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A spacious and well-appointed family home in the highly desirable village of Warborough and situated in a quiet location (0.1 mile) walk from the village green and 6 Bells pub.

offers over

£925,000

- Central village location
- Four double bedrooms, Three Bathrooms
- Open plan kitchen/diner with bifold doors
- Lounge with feature open fireplace

Tenure: Freehold

EPC Rating: D



To find out more information or to arrange a viewing call

01491 835135

or email Wallingford@allenandharris.co.uk

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allenandharris.co.uk



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