



**The Green North, Warborough, Wallingford, OX10 7HA**

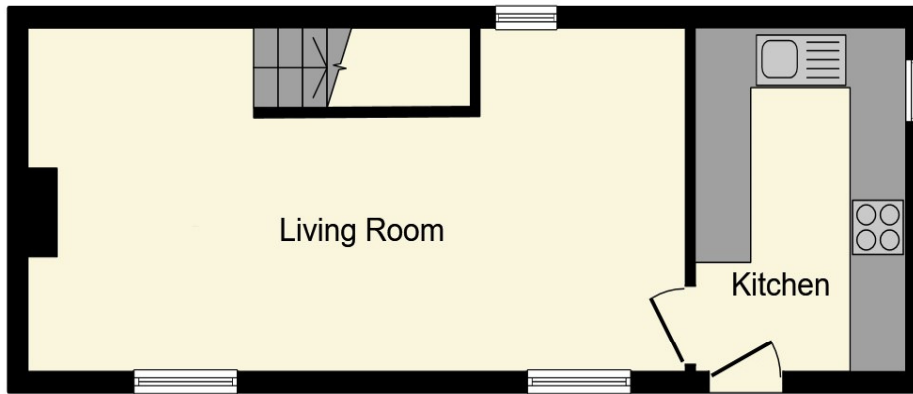


**Welcome to**

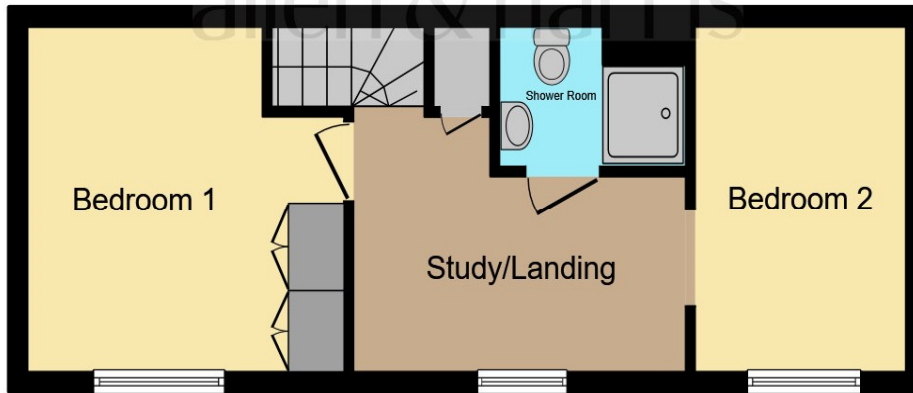
## **The Green North, Warborough, Wallingford**

A delightful 'Chocolate Box' detached cottage set in the heart of this pretty village with front line views of the Village green/cricket ground. This Charming cottage boasts a wealth of character features throughout and has been maintained and renovated by the current owner over recent years and offers underfloor heating to the ground floor with flagstone flooring and exposed stone walls, cottage style kitchen and modern 'Reed thatched' roof. The property enjoys an easterly facing front garden with a well and cast-iron hand pump, front door gives access to the kitchen and step down to the living room with feature fireplace and exposed beams, first floor study landing with the ideal position for a desk and window overlooking the cricket ground, access to the two bedrooms and shower room. Outside to the front the garden is bounded by mature hedging offering a good degree of privacy, driveway parking and the southerly gable has a mature climbing rose bush.





**Ground Floor**



**First Floor**

## Living Room

23' 5" x 11' 6" (7.14m x 3.51m)

## Kitchen

11' 10" x 7' 6" (3.61m x 2.29m)

## Study Landing

12' x 8' 8" max narrowing to 6'  
(3.66m x 2.64m max narrowing to  
1.83m)

## Bedroom 1

11' max narrowing to 8' 5"  
Restricted Headspace x 9' 4"  
(3.35m max narrowing to 2.57m  
Restricted Headspace x 2.84m)

## Bedroom 2

9' 9" x 7' 7" Restricted headspace  
(2.97m x 2.31m Restricted  
headspace)

## Shower Room

## Front Garden

## Driveway Parking

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](http://www.focalagent.com)



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## **The Green North, Warborough, Wallingford**

- Charming Chocolate Box Cottage
- Front Line Views of The Village Green/Cricket Ground
- Underfloor Heating and Flagstone Flooring
- Exposed Stone walls and Beams
- Miele Dishwasher and Washing Machine

Tenure: Freehold EPC Rating: E

# £650,000

### **Location**

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

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Property Ref:  
WLF104789 - 0007

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