



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

Butterfly Cottage, 93 Thame Road, Warborough, OX10 7DS



WARBOROUGH

Warborough is a picturesque and sought-after South Oxfordshire village, just a few miles from the historic market town of Wallingford and around ten miles from Oxford. Centred around a charming village green, it offers a strong sense of community with a popular pub, village shop and post office, church, and highly regarded primary school.

Surrounded by beautiful countryside and close to the River Thames, Warborough offers lovely walks and easy access to the nearby towns of Wallingford and Dorchester-on-Thames. Excellent transport links via the A4074, M40 and Didcot Parkway make it an ideal location for both commuters and those seeking village life within easy reach of Oxford and London.

Bedrooms 3 | Bathrooms 1 | Receptions 2 | EPC E



BUTTERFLY COTTAGE

Butterfly Cottage is a charming period home, situated in the heart of the highly sought-after village of Warborough. The property has been sympathetically updated in recent years.

Through the generous entrance hall - perfect for muddy boots or paws - to your left, there is an impressive, light and airy conservatory dining room overlooking the delightful box-hedge-lined gardens. Adjoining the conservatory is the characterful kitchen/breakfast room with a Rayburn, thoughtfully designed with a breakfast bar and space for a table and chairs, creating a sociable heart of the home. Off the kitchen is the all-important utility room.

The separate sitting room is full of warmth and charm, featuring an exposed brick fireplace and wood-burning stove. On the ground floor, there is also a generous bathroom complete with both bath and separate shower.

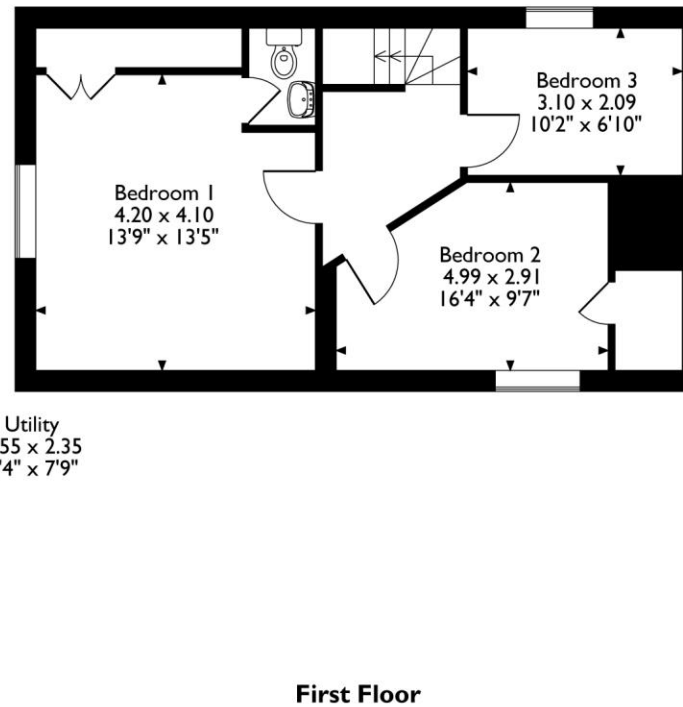
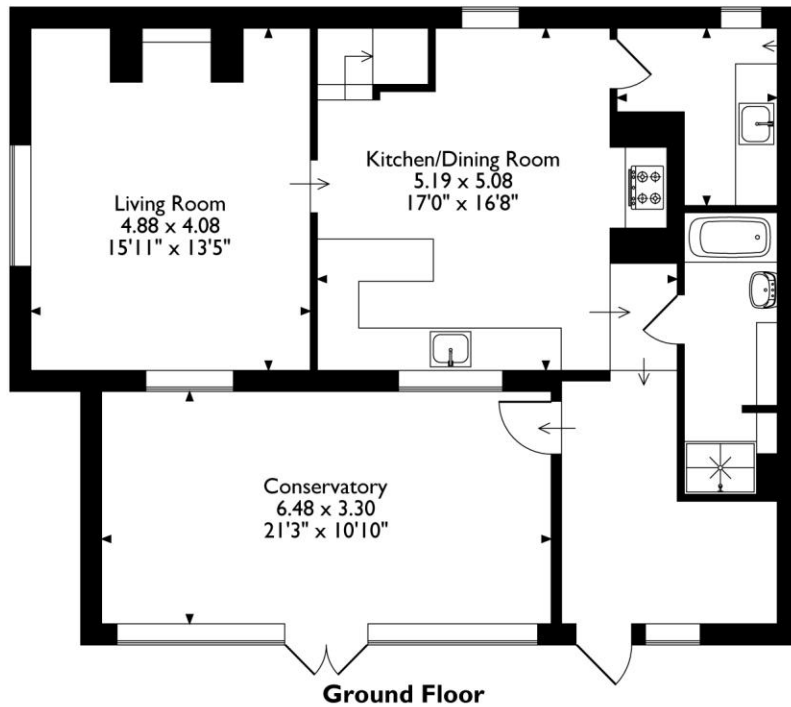
Upstairs, there are three bedrooms, with the principal bedroom benefitting from its own cloakroom.

Outside, the cottage is complemented by beautifully landscaped front and rear gardens, featuring mature planting, box hedging, hazel hurdle fencing and distinct spaces to enjoy. The property also benefits from a generous gravelled driveway, providing ample off-street parking and a series of useful timber sheds.

This is a truly stunning cottage - full of warmth, charm and character.



Butterfly Cottage, 93, Thame Road, Warborough, Wallingford, Oxfordshire
Approximate Gross Internal Area
132 Sq M/1420 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

SERVICES

Oil fired central heating, mains water and mains drainage.

South Oxfordshire District Council
Council Tax Band E

The neighbour has a right of way across the top right-hand corner of the driveway.

There is a small flying freehold.
Tenure - Freehold

**VIEWINGS STRICTLY BY
APPOINTMENT THROUGH
MORGAN & ASSOCIATES**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

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