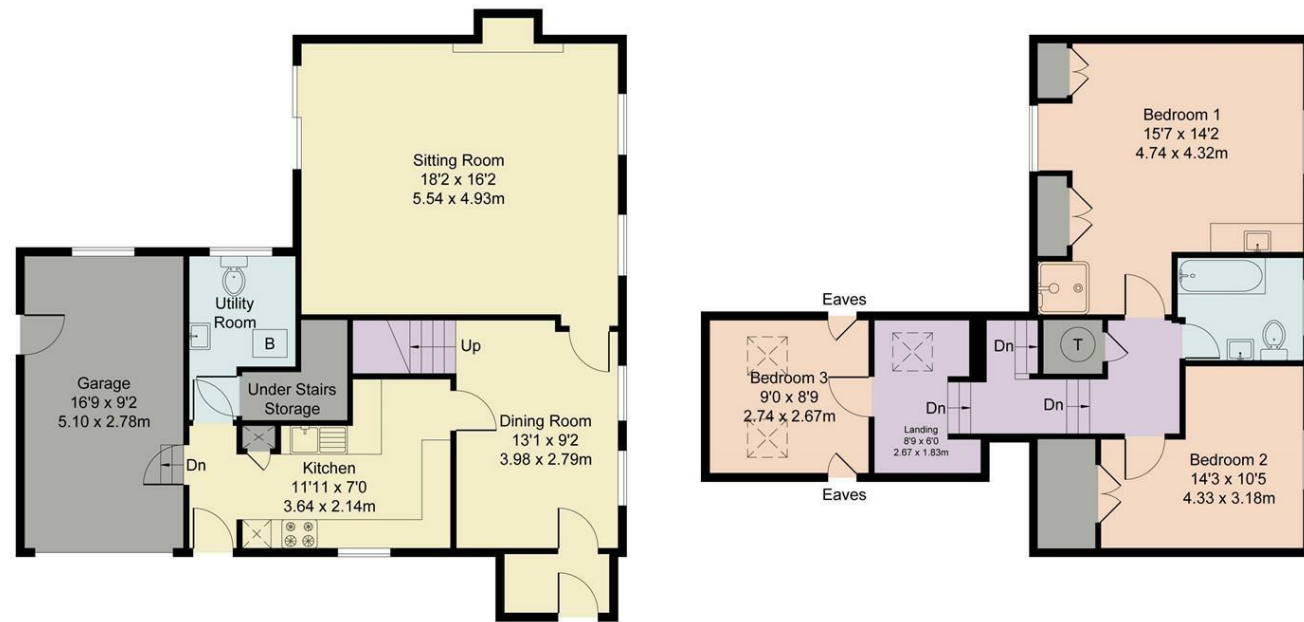




**Chestnut Cottage**

Approximate Gross Internal Area 131.49 sq m / 1415.34 sq ft  
 Ground Floor Area 75.98 sq m / 817.84 sq ft  
 First Floor Area 55.51 sq m / 597.50 sq ft



Ground Floor

First Floor

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



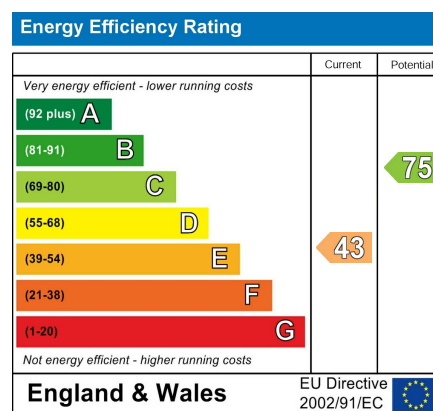
**Guide Price**  
**£745,000**

**The Green South**  
**Warborough**

A detached house beautifully situated within this idyllic village

- Detached house
- 3 bedrooms
- Garage
- Lovely outlook
- Secluded garden
- Opportunity for improvement

**Detached house**  
**in a delightful setting**



- Wallingford 3.6 miles
- Watlington 7 miles
- Oxford 11miles
- M40 Jct 7, 8 miles
- Didcot Station 8.8 miles
- Heathrow 38 miles





## Chestnut Cottage

Occupying an idyllic position on The Green South, this detached house, close to the church, has a wonderful outlook in Warborough, a charming village, steeped in history. The house has a great atmosphere and offers an opportunity for improvement.

Entering the house through the porch leads you to a light dining room which adjoins a south-facing living room with high ceiling and an open fireplace. An exposed section of brickwork, is a particularly nice feature. Patio doors gain entrance to the garden. The dining room leads into the kitchen, a cloakroom/utility area, a secondary entrance, and direct access to the garage.

The first floor features a split landing, again with attractive exposed brickwork as a feature, leading to three bright bedrooms and a bathroom. The dual aspect master bedroom has views over the village.

## Outside

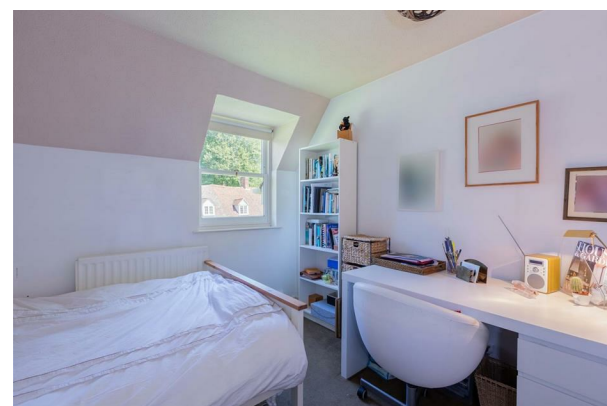
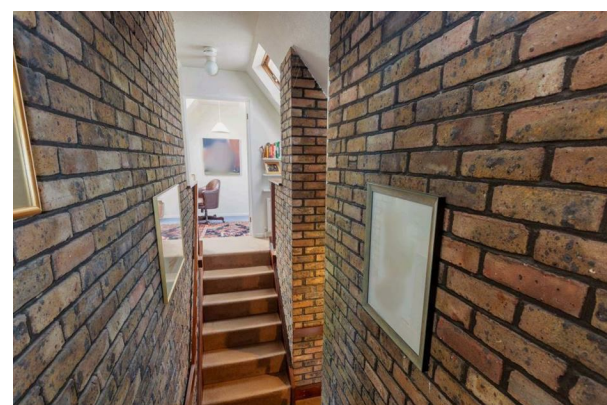
There is a parking area and access to the garage. The rear garden is very private, laid to lawn, with shrubs, a patio area and side access.

## Situation

The location of Chestnut Cottage is a delightful one. The views to the pretty cottages opposite and the church beyond, combine to offer a picturesque and tranquil setting within an area of many beautiful footpaths and bridleways. The local public house, The Six Bells, is on the adjacent green together with the village cricket club. Nearby is the tennis club. Chestnut Cottage is a two-minute walk from the village store/post office and close to a highly-regarded primary school. The riverside town of Wallingford is close by, while Oxford and Reading are easily accessible.

## Services

Services: mains electricity, water & drainage. Oil fired central heating  
Council Tax: South Oxfordshire District Council Band F  
EPC Rating: E



## Directions

Post Code: OX10 7DN what 3 words: [///waltzed.feed.food](http://waltzed.feed.food)

## Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911  
Email: [henley@robinsonsherston.co.uk](mailto:henley@robinsonsherston.co.uk)

## 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.*