



Thame Road, Warborough OX10 7DS



Thame Road, Warborough

A rare opportunity to acquire this charming detached Grade II listed thatched cottage dating back to early 17th century with many period features.

This three bedroom family home sits on a 1/5 acre plot in the heart of this sought after village with close proximity to the village shop, primary school and cricket green.

The rear garden faces west abutting open countryside, beautifully landscaped with mature planting and a huge degree of privacy. To the front there is a picket gate and hedge, and gated driveway leading to a detached garage/workshop.



Tenure - Freehold

The property has gas central heating to radiators and some double glazing.

Accommodation

Entrance Hall: Quarry tiled floor, ceiling timbers.

Living/Dining Room: 20'7 x 13'10 Double aspect, fireplace with brick surround and hearth and wooden mantel, ceiling and wall timbers, wood floor, radiator, door and stairs to landing for bedroom 2 and 3.

Kitchen: 15'4 x 12'6 Window and door to garden, range of storage units and wooden worktops, white ceramic sink, space for oven, fridge freezer and further appliance spaces, exposed brick wall, ceiling timbers, tiled floor, radiator.

Orangery: 14'9 x 13'2 Exposed brick wall, tiled floor, indoor fig tree and jasmine plants.

Sitting Room: 16'0 x 10'5 Window to front and door to garden, ceiling and wall timbers, storage recess, radiator, stairs to landing to bedroom 1.





Bathroom: Roof light, white three-piece suite, ceiling and wall timbers, tiled floor, radiator.

Stairs to Bedroom 1: storage cupboard.

Bedroom 1: 15'5 x 10'10 Double aspect, basin vanity unit, ceiling and wall timbers, radiator. Door to adjacent separate WC.

Stairs to landing: Ceiling and wall timbers.

Bedroom 2: 16'0 x 9'7 Window to front, ceiling and wall timbers, eaves storage, radiator.

Bedroom 3: 8'6 x 8'5 Window to side, ceiling and wall timbers, radiator.

Outside

An idyllic cottage garden extending to 130 feet and facing west, beautifully landscaped with an extensive established lawn flanked with well stocked borders, shrubs and trees. There is a gated access at the bottom of the garden leading to local countryside walks, with a timber fence and hedge boundary.

The front is approached via a picket gate, hedge and path leading to the front door, lawn and flower beds, stone wall and five bar gated access to the driveway.

There is parking for two cars leading to a detached garage.

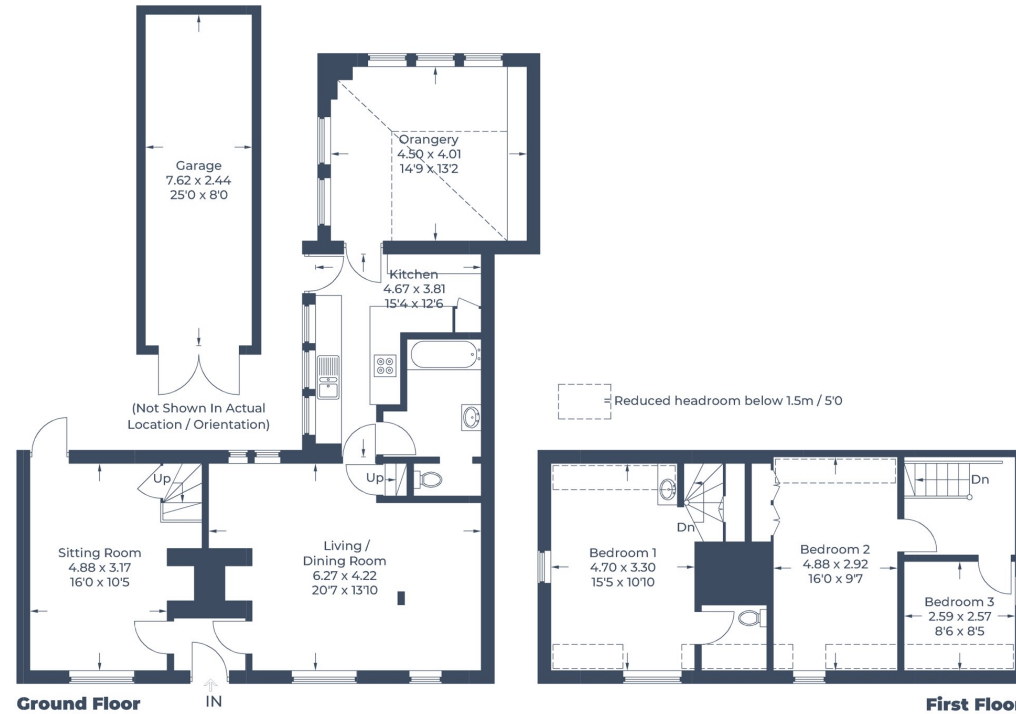
Garage: 25'0 x 8'0 Double doors and internal door to rear workshop/store.



Directions

Turn right from our offices into St Martins Street, continue straight through the traffic lights into Castle Street. After 2 miles proceed across Shillingford Bridge and onto the roundabout. Continue straight across the A4074 into New Road and follow this through the village centre, the property will be found on the left before the War Memorial.

Approximate Gross Internal Area
Ground Floor = 86.8 sq m / 934 sq ft
First Floor = 51.4 sq m / 553 sq ft
Garage = 18.6 sq m / 200 sq ft
Total = 156.8 sq m / 1,687 sq ft



Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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