

PROPERTY AGENTS

**JP**Knight



The Green North, Warborough OX10 7HA



## The Green North, Warborough

A delightful Grade II listed stone cottage in the conservation area of this sought after village with a secluded, east, southeast facing 'alpine' style garden and a gated driveway. Formerly a pub and now converted into a lovely family home it has 4 bedrooms, 2 bathrooms, 3 reception rooms and a 22' kitchen/breakfast room. Period details abound with exposed beams and timbers, a brick inglenook fireplace along with further fireplaces and wood stoves.

Outside there is a detached timber studio with a mezzanine level and shower room. In an idyllic position away from the main road it is close to the village shop, pub and green.



## Tenure - Freehold

Entrance Hall: Down lighters.

Dining Room: 16'6 x 12' max. Fireplace with wood surround, cast iron inset and slate hearth. Fitted pine French dresser, window to the front, wood floor, ceiling beam, spotlights.

Sitting Room: 23' x 12'6 A double aspect room with a brick inglenook fireplace with wood stove. Beamed ceiling and wall timbers, 2 radiators.

Lobby: Down lighter.

Cloakroom: White 2-piece suite, radiator, down lighter.

Study: 9'6 x 7'3 Front aspect.

Family Room: 17'1 x 14'1 A charming room with a wood floor, beams and a fireplace with wood stove and stone hearth. 2 radiators, spotlights.

Rear Lobby: Door to rear, stairs to landing, cupboards below, side window.





Kitchen/Breakfast Room: 22'6 x 10'7 Triple aspect and fitted with a range of storage units with wood worktops, Belfast sink, down lighters, Rangemaster cooker, dishwasher, appliance space. Tiled floor, radiator, gas boiler.

Stairs to Galleried Landing: 3 windows, down lighters and radiator.

Bedroom 1: 15'3 x 11'2 View of the church, down lighters, radiator and linen cupboard.

Bathroom: White 3-piece suite incl. freestanding bath, tiled floor, down lighters, radiator, window.

Bedroom 2: 15'6 x 13'11 Double aspect, wall timbers, 2 radiators, down lighters.

Bedroom 3: 13'4 x 10'11 Front aspect, radiator, wall timbers, down lighters.

Door to Inner Landing: Radiator, window, beams and down lighters.

Bedroom 4: 12'8 x 11'4 Double aspect, radiator, wardrobes flanking chimneybreast.

Bathroom 2: White 3-piece suite, tiled floor, window, radiator and down lighters.

Outside

The property is approached via a gated gravel drive with ample parking/turning space.

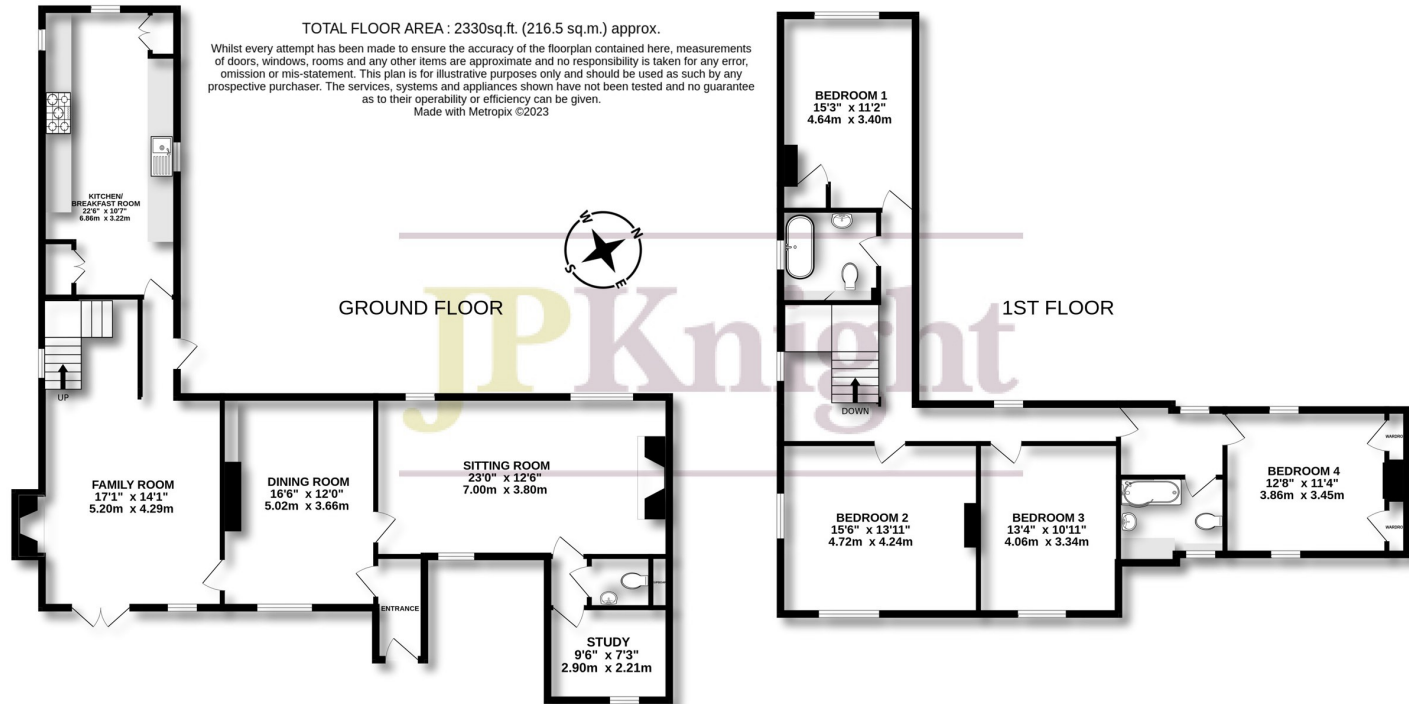
There is a full width paved terrace across the front of the house with a low stone wall and open way to the drive and abutting the 'Alpine' style garden.

Timber Studio: 17'11 x 14'3 Beamed and vaulted ceiling with stairs to a mezzanine level with velux window. Kitchenette with cupboards, a sink and appliance space. Shower room.



### Directions

Turn right from our offices into St Martins Street, continue straight through the traffic lights into Church Street. After 2 miles proceed across Shillingford Bridge and onto the roundabout. Go straight across the A4074 into New Road and follow this for 0.7 of a mile, then turn right into The Green North, the property is shortly on the right.



**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.

