



Thame Road, Warborough OX10 7DS





## Thame Road, Warborough

A beautiful period cottage that has been comprehensively refurbished to an exacting standard with a stunning interior and secluded southerly gardens. Set in this keenly sought after village with a central green, village pub and local shop the nearby A4074 gives access to both Oxford and Reading.

The accommodation is replete with period detail such as exposed timbers and beams, stone walls and an inglenook fireplace which is contrasted by a stylish modern kitchen with breakfast bar and luxuriously appointed bathroom and en suite shower room. In addition there are 3 double bedrooms, a 21' kitchen-living room with log stove, hallway with cloakroom and a separate sitting room with stable door to the garden.

There is a secluded 70' south, southwest facing garden set to lawn with path to Thame Road.



## Tenure - Freehold

### Accommodation

The property is double glazed with oil-fired central heating to radiators and electric under-floor heating in the tiled areas.

Stable door opens to:

Kitchen/Living Room: 21'4 x 13'8

Kitchen: Fitted with an attractive range of eye and base level units with silestone worktops with integrated induction hob incorporating extractor, electric oven, microwave and dishwasher: recess for fridge freezer. Beamed ceiling and pillar, down lighters, radiator and window to the front. Heated and tiled floor with electric under heating.

Living Room: Exposed stone and brick Inglenook fireplace with a log stove, two windows to the front. Feature display recess with exposed brick and down lighters, tiled and heated floor, radiator.

Rear Hallway: 14'8 x 5' Window, exposed stone wall and wall timber, radiator, tiled and heated floor, stairs to landing, cloaks cupboard and downlighters.

Cloakroom: Featuring a white two-piece suite with brass fittings, handbasin set on a timber shelf, feature tiled wall and a tiled and heated floor, under stair cupboard with plumbing for washing machine.





Sitting room: 17' x 9'3 With a window and stable door out to the terrace and garden beyond, tiled and heated floor, two ceiling beams, down lighters, radiator, floating storage console.

Stairs to Landing with glass balustrade, downlighters, over-stair storage with wardrobe cupboard.

Bedroom 1: 11'3 x 10'11 Window overlooking the garden, radiator, double wardrobe with sliding doors, feature beams, downlighters.

Bedroom 2: 10'11 x 8'5 Window to the front, part vaulted 9' ceiling with exposed beams and timbers, wall timbers, radiator, twin floating bedside cabinets. Loft access.

Ensuite Shower Room: Beautifully fitted with a surface level shower tray tiled, glass return and brass fittings, low level WC, stone hand bowl set on wood plinth, tiled and heated floor, radiator, sliding doors to eaves cupboard, downlighters and chandelier.

Bedroom 3: 9'11 x 9'6 Featuring a part vaulted 12' ceiling with beam, stone wall, window overlooking the garden, radiator and wardrobe.

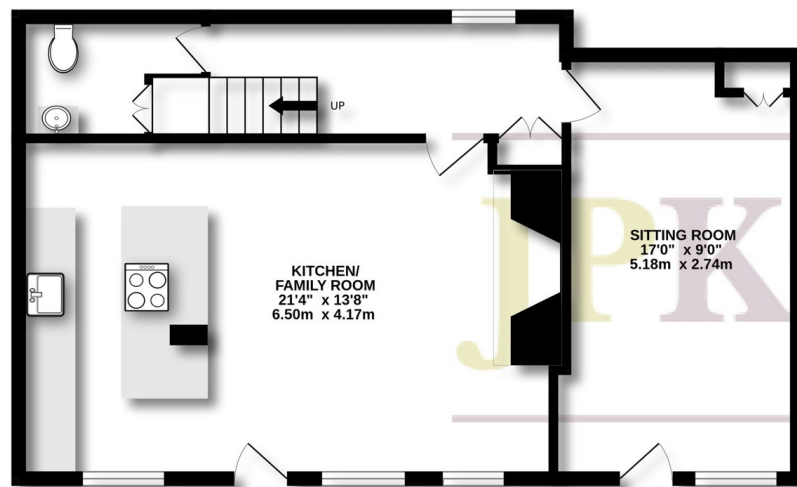
Bathroom: A luxury 4-piece suite with freestanding bath, brass mixer unit and shower head, walk-in shower cubicle, low-level wc, hand basin set on vanity unit, tiling including antique mirror tiles, tiled and heated floor, radiator and down lighters.

#### Outside

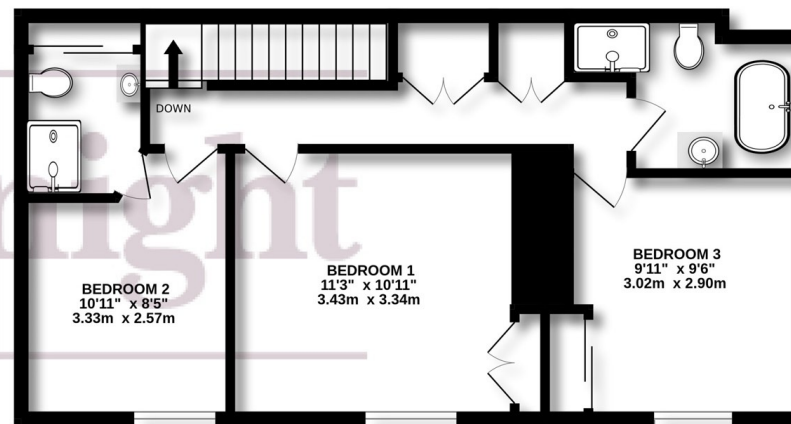
The garden is a lovely feature of this charming cottage with a full width stone terrace with row of lavender plants. Beyond this the gardens are set to a large area of lawn beyond with gravel path leading both to the entrance and into the corner where there is a garden shed. Side beds timber fencing outside oil boiler fitted in 2024, bonded oil tank screened by a trellis fence. A path leads out to Thame Road.



## GROUND FLOOR



## 1ST FLOOR



TOTAL FLOOR AREA : 1108sq.ft. (102.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025



**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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	79 C
39-54	E		
21-38	F		
1-20	G		

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. Continue straight across the A4074 into New Road and follow this for .6 of a mile, the property is the left opposite the entrance to Six Acre.