



The Green North, Warborough OX10 7DW



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An imposing stone fronted detached house in need of updating, set in a fabulous location with breathtaking views across the village green. Built around 1900 this stunning home is beautifully proportioned and has a period feel: the property's spacious accommodation is arranged over three floors and is set within mature and secluded grounds of c. 0.43 acres.

The ground floor features 3 elegant reception rooms, a study and kitchen/breakfast room with adjacent utility and boot rooms. A galleried landing serves the 4 first floor bedrooms and 2 bathrooms. A secondary staircase accesses the top floor: it includes a second kitchen, 2 further bedrooms and a family bathroom, offering use as either further accommodation or as a self-contained apartment.

Outside the property is approached over an extensive gravel drive leading to two garages and further outbuildings. There are attractive grounds extending across the front are away to one side, predominantly lawned and surrounded by mature planting, trees and shrubs.



Tenure - Freehold

Accommodation

Reception Hall: Stairs to landing with cupboard under, radiator, picture rail.

Sitting Room: Double aspect with sash windows to the front and side, fireplace with white surround and slate hearth, Jetmaster grate, skirting radiators, picture rail.

Family Room: Sash window to the front and French doors set within a bay leading to the garden, feature fireplace with raised hearth, picture rail, skirting radiators, opening to:

Study: Sash window to the garden, hardwood block flooring, radiator, picture rail, display cabinet.

Dining Room: Two sash windows to the side, skirting radiators, fitted fireplace, serving hatch.

Kitchen: Two sash windows to the rear and one to the side, range of storage units, worktops and stainless steel sink. Electric hob, extractor hood, double electric oven, quarry tiled floor, painted pine ceiling and radiator.

Inner Hall: Quarry tiled floor, radiator.

Cloakroom: 2 piece-suite, dado, window.

Utility Room: Window to the rear, quarry tiled floor, stainless steel sink, cupboards, appliances spaces, oil boiler, airing cupboard, radiator.





Boot Room: Quarry tiled floor, window to the rear, door to rear courtyard.

Stairs to First Floor Galleried Landing: Sash window to the front, radiator, picture rail.

Bedroom 1: View across the green, radiator, picture rail, range of built in wardrobes.

Ensuite Shower Room: Fitted with a 4 piece-suite including a large shower cubicle and twin sinks, sash window, electric radiator.

Bedroom 2: Views of the green and garden, picture rail, pedestal hand basin.

Bedroom 3: Sash window to the side, two wardrobes, radiator, handwash basin picture rail, display shelves.

Bathroom: 3 piece-suite, electric towel rail, rear aspect.

Inner Landing/Study: Sash window, corner cupboard, door to:

Rear Landing: Window, stairs to second floor and Utility Room.

Bedroom 4: Window to the rear, radiator, wardrobe, handwash basin.

Stairs to Second Floor: Scaled ceilings throughout.

Living Room: Split level with a window to the rear and side.

Kitchen: Window to the front, range of cupboards and worktops.

Bathroom: White 4 piece-suite with shower cubicle and bath, window, airing cupboard, part tiled walls, electric heater.

Bedroom 5: Window to the front, wardrobe

Bedroom 6: Window to the front, wooden floor.

Outside

To the Front: There is an attractive front garden that is lawned with brick path to the front door, raised flower borders, terrace across the front of the house, privet hedge and front border.

Brick pillars flank the entrance to the large gravel drive, privet side hedge.

Main Gardens: Set to the side of the house with a stone terrace leading to a large lawn with established trees and shrubs to the front border with the village green and a brick wall to the rear. Established hedge to the side and a central stand of fir trees. Timber Summerhouse.

Across the back of the house there is a lawn with a path, greenhouse, oil tank, and rear wall to.

Outbuildings: Brick tool shed, bin store and a workshop with bench, power and window.

Garage 1: 22'10 x 10'2 Twin doors, power.

Garage 2: 26'4 x 9' Twin doors, power, side window.

Vegetable garden to the side of the garages, to the back the retaining brick wall meets side privet hedge.



**Approximate Gross Internal Area 3536 sq ft - 329 sq m
(Excluding Garage)**

Ground Floor Area 1505 sq ft - 140 sq m

First Floor Area 1192 sq ft - 111 sq m

Second Floor Area 839 sq ft - 78 sq m

Garage Area 584 sq ft - 54 sq m



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	Potenti
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	37 F	
1-20	G		

Directions: Head north on St Martin's Street towards High Street, continue into Castle Street which becomes the Shillingford Road, over the bridge onto Wallingford Road. At the roundabout continue straight over the A4074 onto New Road/A329. After 0.7 mile turn right onto The Green North (opposite the village shop) and the house will be on the left.