

PROPERTY AGENTS

**JP Knight**



Henfield View, Warborough OX10 7DB



## Henfield View, Warborough

A beautifully presented 1930's family home set at the head of this small cul-de-sac in the heart of this delightful and sought-after village, close to the village shop and central green.

Inside the property effortlessly combines original features with contemporary design, including a breathtaking open plan kitchen, dining and living room opening to the garden. There is a separate sitting room, study and utility room - the house also has 3 bedrooms and 2 bathrooms.

There is ample parking on the front drive and, to the rear, a secluded and established garden complete with a superb private studio perfect for a gym or home office.

This is a rare opportunity to own a stunning home that balances period charm with high-end living.



## Tenure - Freehold

### Accommodation

Entrance Hall: Windows to front and side, tiled floor, cloaks recess, radiator. Stairs to the landing.

Sitting Room: Window to the front, painted tiled fireplace with display shelving flanking the chimney-breast, radiator, understairs cupboard.

Bifold glazed doors to:

### Kitchen/ Family Dining Room:

Family Dining Area: A magnificent room with a striking vaulted (mono-pitch) ceiling, beamed with four Velux windows. There is a window and bifold doors to the garden, tiled and heated floor, downlighters.

Kitchen: Window to the front, range of storage units with Quartz worktop, Belfast sink, ceramic electric hob and extractor hood, double electric oven, further appliance spaces, tiled and heated floor, downlighters, corner fireplace with log stove and tiled hearth.



Utility Room: Door to the side, Velux window, stainless steel sink with wood worktops, cupboards, space for washing machine, tiled floor, gas boiler.

Study: Window to the front, tiled floor, radiator, downlighters.

Wet/Shower Room: Tiled walls and floor, shower cubicle, low level wc, hand-wash basin, downlighters, radiator.

Stairs to Landing: Loft access.

Bedroom 1: Window to the rear, feature cast iron fireplace with tiled hearth, radiator, fitted shelves.

Bedroom 2: Window to the front, feature cast iron fireplace, overstay cupboard.

Bedroom 3: Window to the rear, raised bed base with cupboards under, range of wardrobes, radiator, shelving.

Bathroom: White 3-piece suite with shower unit and screen over the bath, tiled walls and floor, window, radiator and downlighters.

#### Outside

Front Garden: Gravel drive, parking for several cars, flowerbed borders, timber and picket fencing.

Studio: 12'11 max. x 9'2 Sliding patio door and two windows, wood-style flooring.

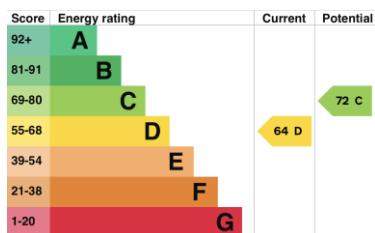
Shower Room: White 3-piece suite including tiled shower cubicle and wood-style floor, concealed storage shed and workshop.

Rear Garden: Paved terrace with connecting path, area of lawn, the gardens are enclosed by timber fencing with a hedge to the rear, raised beds, side gate to front.



#### Directions

From our offices into St Martin's, head towards High Street, continue onto Castle Street, continue onto Shillingford Road, continue onto Wallingford Road, at the roundabout, continue straight onto New Road/A329, continue to follow A329, turn left onto Henfield View.

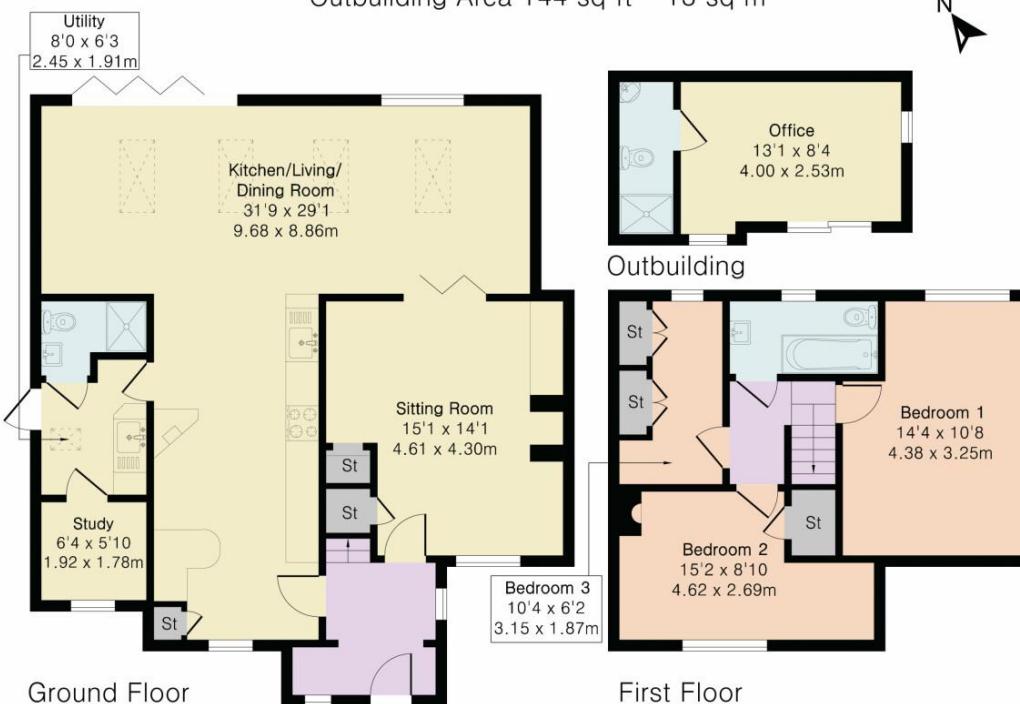


**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



### Approximate Gross Internal Area 1381 sq ft - 128 sq m (Excluding Outbuilding)

Ground Floor Area 937 sq ft - 87 sq m  
First Floor Area 444 sq ft - 41 sq m  
Outbuilding Area 144 sq ft - 13 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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