



The Green North, Warborough, OX10 7DW



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NO ONWARD CHAIN - A Grade II listed, two-bedroom semi-detached cottage overlooking the village green, full of period character and charm.

The property features a welcoming kitchen/diner ideal for everyday living and entertaining. The sitting room has an open outlook and a door that leads directly onto the front garden. The heart of the home is a beautiful inglenook fireplace with a large stone chimney breast, complete with a traditional bread oven, providing a striking historic focal point. Upstairs, there are 2 well-proportioned double bedrooms. Overall, this charming cottage combines historic features, village views, and practical living space, making it a delightful character home.



Tenure - Freehold

Accommodation

Front door opens to:

Sitting Room: A bright room with double glazed window and the part glazed front door to the gardens at the front. Beautiful inglenook style fireplace with a wood breast raised tiled hearth and fitted log stove with a feature bread oven. Flanking the large stone chimney breast, there is a display shelf on one side and an arch recess on the other, exposed wall timbers and a central beam, wood-style floor and a radiator.

Study Recess: Wall timbers, radiator, wood-style floor.

Kitchen/Dining Room: Double-glazed window overlooking the gardens, storage cupboards with worktop and stainless steel sink, recess for cooker and appliance spaces, feature fireplace recess with timber bressummer, wood-style floor, radiator and gas boiler.



Four steps down to Cellar/Utility: Window to the rear, appliance spaces with plumbing for washing machine, useful storage space with under-stair recess.

Staircase to half landing, window to the rear and door to:

Bathroom: Double aspect with windows to the rear and side, fitted with a white three-piece suite, radiator and wood-style floor.

Stairs leading to the first-floor landing with doors to both bedrooms.

Bedroom 1: Double-glazed window overlooking the garden, wall timbers and radiator. Wardrobe cupboards flank the chimney breast.

Bedroom 2: Double glazed Window overlooking the garden, exposed wall timbers and radiator. A door to the side of the chimney breast accesses the walk-in eaves wardrobe.

The Garden: Set at the front of the property, the garden faces South and extends to approximately 65'.

Accessed by a pedestrian gate, a path winds its way to the front door, bordered by areas of lawn and established flower and shrubs. There's a wall, a brick wall to one side and the timber fence to the other with mature hedging across the front boundary. A Beech Hedge encloses a utility area with gate from the path.



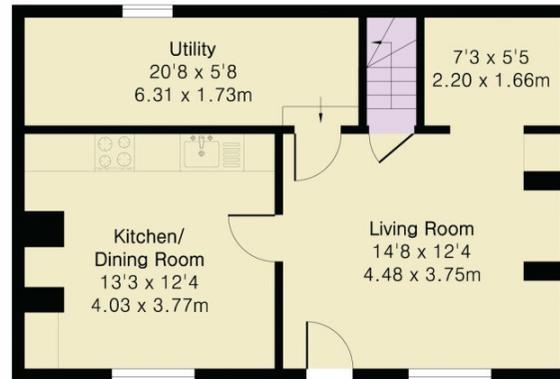
Directions

Head north on St Martin's Street 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 right onto The Green North.

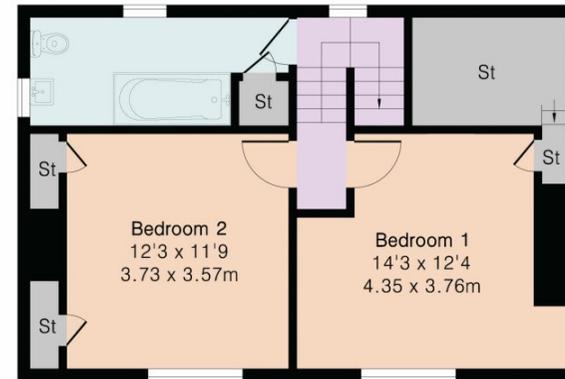
Approximate Gross Internal Area 1044 sq ft - 96 sq m

Ground Floor Area 522 sq ft – 48 sq m

First Floor Area 522 sq ft – 48 sq m



Ground Floor



First Floor



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.



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.

