



Thame Road, Wallingford, OX10 7DA  
£849,950 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS









## The Property

Occupying an idyllic position in the pretty village of Warborough is this three/four bedroom detached cottage with three reception rooms and an abundance of character throughout.

Alongside the character features the property provides practical elements throughout including an open plan kitchen/diner with added utility and cloakroom plus an additional snug making it the perfect room for entertaining. There are two further reception rooms both with feature fireplaces, a formal dining room and the main family living room conclude the downstairs accommodation. Upstairs you will find three well proportioned double bedrooms plus a generous sized four piece suite with roll top bath. There is also a further loft room which could be used as fourth bedroom, study or craft room.

To the rear there is low maintenance, private and wall enclosed garden with mature bedding area, store room and additional greenhouse making this the perfect space for weekend and evening relaxation. To the front there is a gravelled driveway set behind double gates which offers parking for multiple vehicles.



Some material information to note: - Gas central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard to superfast broadband is available at this postcode. Ofcom checker indicates mobile availability and mobile data is available with all major providers at this postcode. The property is situated within a conservation area. The government portal generally highlights this as a very low risk postcode for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.





## Key Features

- Charming cottage in the village of Warborough
- Three/Four bedrooms
- Three reception rooms all with open fireplaces
- Gated driveway with parking for multiple vehicles
- Character features throughout
- Kitchen/diner with added utility
- South facing garden





## The Location

Warborough lies just off the A4074 to the North of the larger market town of Wallingford. Flanked by countryside and short stroll to the River Thames, its ideal for keen walkers, dog owners and families looking for green space. It is also a thriving village with a great community and local amenities including a village store/post office, a beautiful village green with a public house and a well regarded primary school. It is located approx. 11 miles South East of Oxford and approx. 9 miles to Didcot Parkway Train Station.

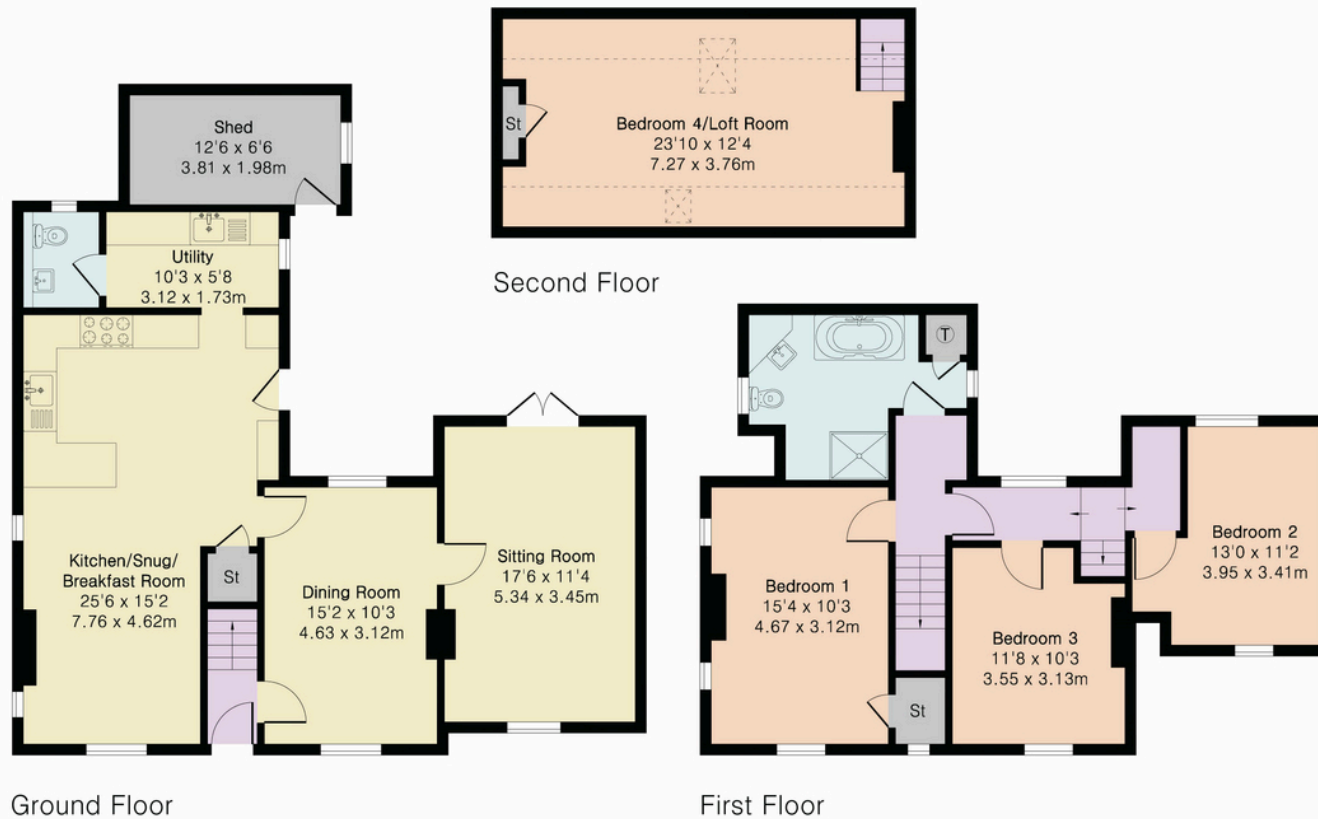


## Approximate Gross Internal Area 1848 sq ft - 172 sq m

Ground Floor Area 911 sq ft – 85 sq m

First Floor Area 643 sq ft – 60 sq m

Second Floor Area 294 sq ft – 27 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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2. Any areas, measurements or distances are approximate.

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