



Quaker Lane, Warborough, OX10 7DT

Guide Price £750,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Situated on a private track in one of South Oxfordshire's most desirable villages, this detached family home is offered to the market with four double bedrooms, three bathrooms and no onward chain.

Upon entering the home the entrance hall flows into a welcoming lounge, featuring a bay window that fills the room with natural light and an open fireplace, creating a warm and inviting space. To the rear, the kitchen/living/dining area provides an excellent hub for everyday family life and entertaining, with bi-fold doors opening directly onto the rear garden, seamlessly connecting indoor and outdoor living. A further reception room offers additional flexibility, complete with a log-burning stove and bi-fold doors providing further access to the garden. This versatile space also benefits from internal access to the integral garage, whilst a convenient cloakroom completes the ground-floor accommodation.

Upstairs, the first floor boasts four well-proportioned double bedrooms and three bathrooms. The principal bedroom and second-largest bedroom both benefit from fitted wardrobes and en-suite bathrooms, providing comfortable and private retreats. The remaining two bedrooms are served by the family bathroom.

To the rear, a courtyard-style garden has been thoughtfully arranged with privacy, outdoor dining and entertaining in mind, providing an inviting space to relax and enjoy the warmer months. To the front, a mature orchard garden offers a delightful green space, predominantly laid to lawn and complemented by a variety of fruit trees, creating a charming and established setting that enhances the property's rural village appeal.





Key Features

- No Onward Chain
- Four bedroom, detached family home.
- Desirable village location.
- Immaculately presented throughout.
- Open plan kitchen/dining/living area.
- Three Bathrooms.
- Front and rear gardens,
- Garage and ample parking.



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.

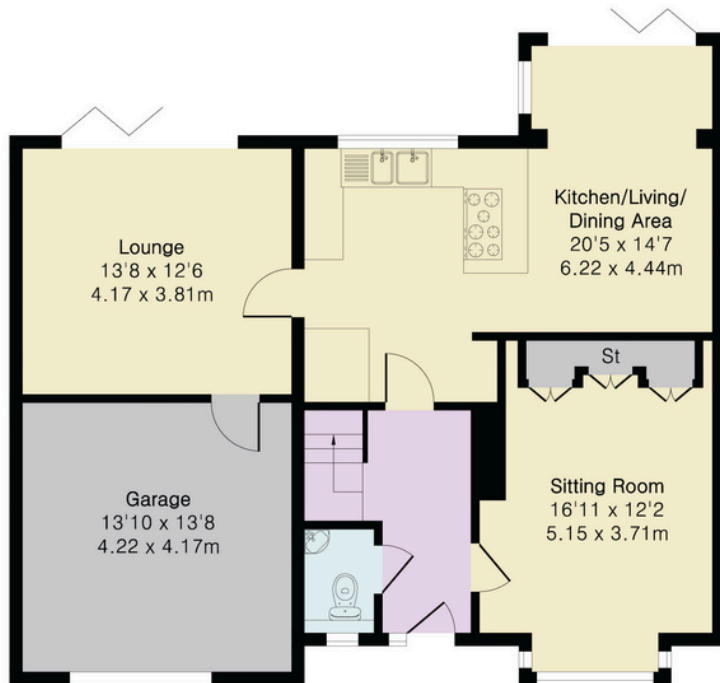
Some material information to note: - Gas central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard to superfast broadband is available at this postcode. Ofcom checker indicates mobile availability and mobile data is available with all major providers at this postcode. 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.



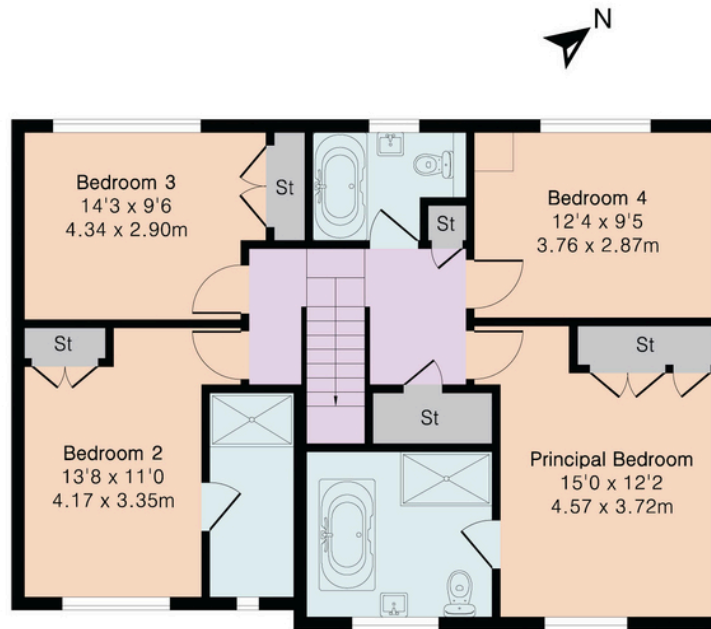
**Approximate Gross Internal Area 1801 sq ft - 167 sq m
(Including Garage)**

Ground Floor Area 952 sq ft – 88 sq m

First Floor Area 849 sq ft – 79 sq m



Ground Floor



First Floor



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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