



Henfield View, Warborough OX10 7DB



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In this delightful semi rural setting with a secluded plot of 1/5 of an acre, this lovely family home has an architect designed extension and comprises 4 bedrooms, 2 bathrooms, 2 reception rooms and a superb 26' kitchen/breakfast/family room that opens directly to the beautiful gardens. There is an extensive, gated drive to the front and an established 152' rear garden with a studio/workshop. The sought after village has a local shop and public house: there are attractive walks opposite the front gate.

Accommodation

The property is double glazed with gas central heating to a combination of radiators and under floor heating.

Tenure - Freehold

Entrance Hall:

Tiled and heated floor, stairs to landing with cupboard and storage recess under: lobby with a door to the side.

Lounge: 14' x 12'

Window to front, fireplace with a log stove set on a slate hearth, radiator.

Study/Bed 5: 8'10 x 7'

Windows to front and side: under floor heating.

Shower Room: White 3-piece suite including a tiled shower cubicle, tiled and heated floor: window, down lighters, radiator.

Kitchen/Breakfast/Family Room: 26'1 x 21' A stunning double aspect room with side and rear windows as well as tri-folding doors to the garden, heated and tiled floor, range of storage units with wood worktops including a breakfast bar.

Rangemaster range, extractor hood, dishwasher, tumble drier and US style fridge/freezer: pelmet land down lighters.

Utility Cupboard: Washing machine and gas boiler.





Stairs to Landing: Radiator, airing cupboard.

Bedroom 1: 15'2 x 9'9 (excluding wardrobe)
Two windows to rear, fitted wardrobes with sliding doors, radiator.

Bedroom 2: 12' x 11'5
Window to front, radiator: over-stair cupboard.

Bedroom 3: 11' x 10'4
Window to front and side, radiator: internal window to landing.

Bedroom 4: 11'6 x 8'9
Window to rear, radiator: cast iron fireplace.

Bathroom: White 4-piece suite including a corner bath and walk-in shower cubicle, tiled walls and floor, dual fuel chrome radiator, velux and down lighters.

Outside

To The Front:

A large driveway extends to a maximum of 58' with twin 5 bar gates. It is laid to gravel with a shrub bed to front and the sides: timber fencing and conifer hedge.

Rear Garden: 152'

A superb feature the mature gardens extend to 152' in length and enjoy excellent privacy. There is a paved terrace by the house out to a circular lawn with established flower and shrub beds. A pergola divides the main garden that has a central lawn with mature planting both sides and an abundance of fruit trees including plum, pear, fig, apple, cherry, greengage, and apricot. To the rear there is a tree house, fire pit and small nature pond. The gardens are enclosed by a combination of timber fencing and conifer hedging.

Timber Studio: Split into 4 with light and power, a covered deck to the front with pergola.

Store 1: 9'5 x 8'2 Store 2: 12'8 x 9'5 + 2 smaller stores at the rear.



Directions

Turn right from our offices into St Martin's Street, straight through the traffic lights by Waitrose into Castle Street. After 2 miles proceed across the Shillingford Bridge and onto the roundabout on the A4074. Go straight across into New Road and follow this for 0.7 of a mile Henfiled View is immediately after the village shop on the right, the property is to the end on the right.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

