



Thame Road, Warborough OX10 7EA



Thame Road, Warborough

A spacious detached bungalow set in a private plot that extends to quarter of an acre with views across open farmland at the rear. There is extensive driveway parking to the front as well as a detached garage, whilst the garden extends to 122'. The accommodation comprises 2 double bedrooms, 2 bathrooms, a double aspect sitting room with fireplace and a superb 18'8 kitchen/breakfast room. It is set in this sought after village with easy access to the A4074.

The property is double glazed with gas central heating to radiators.

Tenure - Freehold

Accommodation

Entrance Porch:

Quarry tiled step, front door to:

Entrance Hall: 13' x 9'1

Radiator, loft access, large cupboard, further cupboard housing gas boiler.

Living Room: 17'8 x 13'4

Double aspect with a window to front and sliding patio door to rear, tiled fireplace and coal effect gas fire, display shelves to side of chimneybreast, radiator.





Kitchen/Breakfast Room: 18'8 x 12'1
 Windows either side and a casement door with side window to garden, range of storage units, rolled edge worktops, sink unit, electric ceramic hob with extractor hood, double electric oven. Space for fridge/freezer, dishwasher, washing machine and tumble drier, down lighters, radiator, wood style floor.

Bedroom 1: 12'1 x 9'11 Window to front, radiator.

En Suite Shower Room:
 White suite comprising tiled shower cubicle, low level wc and hand wash basin, tiling, window, down lighters and radiator.

Bedroom 2: 12'1 x 8' Full width wardrobes, front aspect, radiator.

Bathroom:
 White 3-piece suite, part tiled walls, window, down lighters, radiator.

Outside
 Gravel drive with mature hedges to front and side, timber fence.

Garage: 20'7 x 9'6 Up/over door, door to garden.

Rear Garden: A fabulous feature it extends to 122' and offers excellent levels of privacy. There is a central lawn with mature shrubs and tree borders. A block paved terrace leads to the garden with further paved terrace, specimen box hedging and banks of fir trees. Gate to the drive.

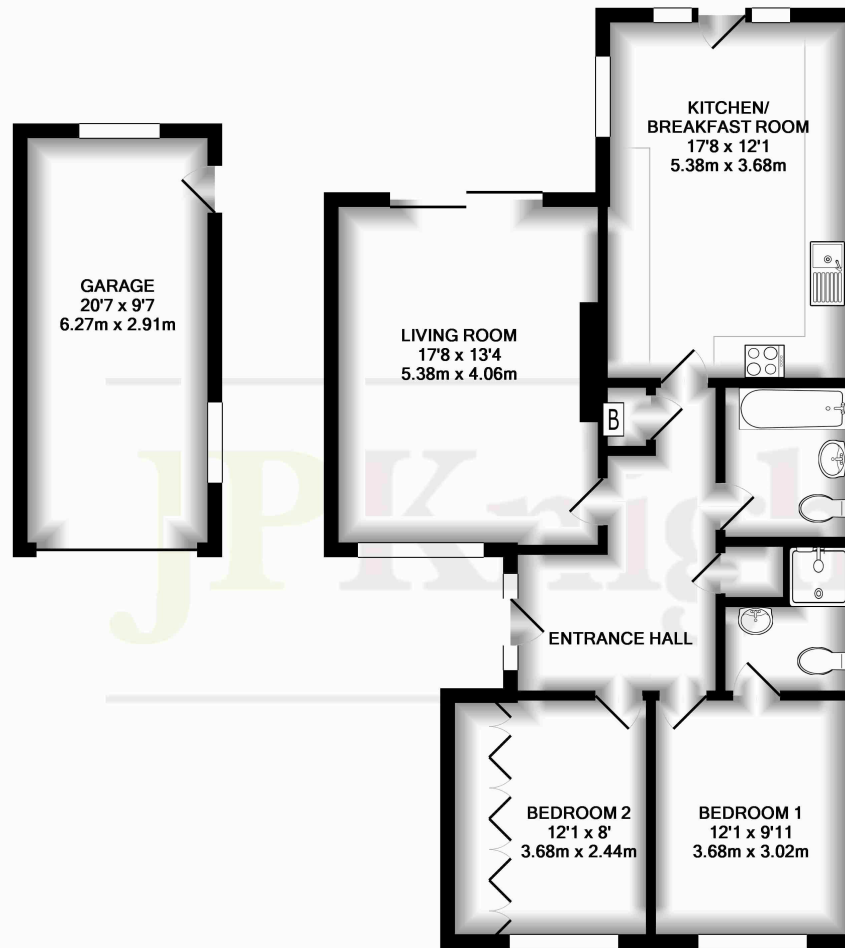


Directions

Turn right from our offices into St Martin's Street, continue straight through the traffic lights at the town centre into Castle Street. After 2 miles proceed across Shillingford Bridge and onto the roundabout. Go straight across into New Road and follow this for 0.7 miles through a couple of bends the property will be found along on the left.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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.



TOTAL APPROX. FLOOR AREA 947 SQ.FT. (88.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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