





Thame Road, Warborough

This rare gem of a property combines the advantages of living in a vibrant village, with a strong community spirit and in walking distance of its amenities, with those of living in the countryside: privacy, substantial grounds, fabulous views across the surrounding countryside and easy access to many footpaths and bridleways.

On the market for the first time in over 30 years this comfortable family home sits on the edge of the picturesque village of Warborough, sought after for its close proximity to Oxford, desirability as a filming location and thriving village community.



Tenure - Freehold

In an idyllic setting, within walking distance of the village school, shop, pub, church and Green, Cuckoo Penn is a substantial 5 bedroom family home in private grounds of 1.17 acres. It is a fantastic place to raise a family and offers scope for extension if required, subject to the necessary permissions.

The property sits well within its plot, approached via a gated drive. The accommodation includes 4 bathrooms as well as drawing room, dining room, family room, study and kitchen/breakfast room.





Accommodation

The property is double glazed with oil fired central heating to radiators.

Entrance Hall: Stairs to landing. Cloakroom: 2-piece suite.

Study: 8'5 x 8' Front aspect.

Dining Room: 18'5 x 10'9 Front aspect, fireplace with log stove.

Drawing Room: 22'6 x 19'4 A superb double aspect room with inglenook style fireplace, feature beams and brick pillars.

Kitchen/Breakfast Room: 18'7 x 22'1 Triple aspect with stable door to the garden, range of storage units with worktops & an island unit with breakfast bar. Fitted fridge and freezer and further appliance space, central pillar and under-stair cupboards.

Utility Room: 8'6 x 5'8 Plumbing for washing machine.

Inner Lobby: Stable door and window to rear porch, log store.

Family Room: 12'3 x 12' Front aspect, corner Jetmaster

Boiler Room: 6'4 x 5'10 Oil fired boiler, wood style floor.

Stairs to Galleried Landing: Airing & linen cupboards, loft access.

Study Area: 12'1 x 8'7 2 windows to front.

Bedroom 1: 19'4 x 12'1 Two Juliet balconies with glorious views to rear, windows to side, wood floor.

En Suite Bathroom: 4-piece suite including bath and shower cubicle, tiling, wood floor.

Door from landing to vestibule.

Bedroom 2: 12'4 x 12' Windows to front and side.

Shower Room: Fitted with a white 3-piece suite, window.

Bedroom 3: 12'2 x 9'7 Windows to front and side.

En Suite Shower Room: White 3-piece suite, radiator, window.

Bedroom 4: 12' x 10'8 (incl. wardrobe)

Front aspect, double wardrobe.

Bedroom 5: 10'1 x 7'10 Window to side.

Bathroom: White 4-piece suite, Velux, down lighters.

Outside

The property is approached via a 5-bar gate over a driveway flanked by established lawns.

The main gardens surround the house and comprise large sweeping lawns interspersed with shrubs and trees. There is a rockery and a mature hedge incorporating a stand of trees to the rear boundary abutting farmland beyond. A paved terrace abuts the house and is bordered by flowerbeds.



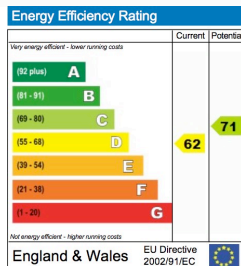


GROUND FLOOR

1ST FLOOR

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 into Warborough for approx. a mile and the property will be found as the last property on the right.



TOTAL APPROX. FLOOR AREA 3025 SQ.FT. (281.0 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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