



Laneside, 3 Henfield View, Warborough OX10 7DB



3 Henfield View, Warborough

In an idyllic setting, just moments from the village green and its amenities, a detached single storey residence that has been beautifully refurbished throughout and features extensive parking, a charming enclosed front garden and private terrace to the rear. The luxurious accommodation comprises 2 bedrooms, 2 bathrooms, dining hall with vaulted ceiling, sitting room, utility and a stylish kitchen/family room. Set on a quiet, no through road there are lovely country walks and the shop is around the corner.

Tenure - Freehold

Accommodation

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

Pillared entrance porch, front door flanked by windows to:

Entrance Hall: Cloaks cupboard, down lighters, radiator.

Sitting Room: 15'9 x 12'6

The room features a double aspect with a picture window to the front, 2 radiators.

Dining Hall: 21' x 13'9

The heart of the property with French doors to the rear terrace and a part vaulted ceiling with 2 skylights (fitted with velux windows) flooding it with natural light, 2 radiators.





Kitchen/Breakfast Room: 21'7 x 10'8

The kitchen area has a tiled floor with an extensive range of storage units and silestone worktops: integrated induction hob, extractor hood, double electric oven, stainless steel sink, space for dishwasher, bank of tall handle-free cupboards, down lighters and radiator. The rest of the room is carpeted with French doors to the garden.

Utility Room: 19'1 x 6'1

Doors open to front and rear, cupboards, glass roof, appliance space.

A small lobby opens to:

Bedroom 1: 13'5 x 8'10 Rear aspect and radiator.

En Suite Shower Room: Beautifully fitted with a white 3-piece suite including a large shower cubicle, contrasting tiled walls, tiled and heated floor, chrome radiator, down lighters.

Bedroom 2: 10'10 x 8'6 Radiator and window to rear.

Shower Room: Fully tiled with a white 3-piece suite, skylight window, chrome radiator, down lighters.

Outside

To the Front: There is an extensive gravel drive with parking for 4 cars.

Garden: The main garden is set to the front and facing due south, it is attractively landscaped with a central lawn, a paved terrace and path leading to a further area of decking nestled under a mature tree with a table fitted around its trunk. Offering a high level of privacy it is enclosed by timber fencing and brick walling.

Rear Courtyard: Extending 42' in width it is mainly paved with an area of artificial turf, offers excellent seclusion and is enclosed by timber fencing.



Directions

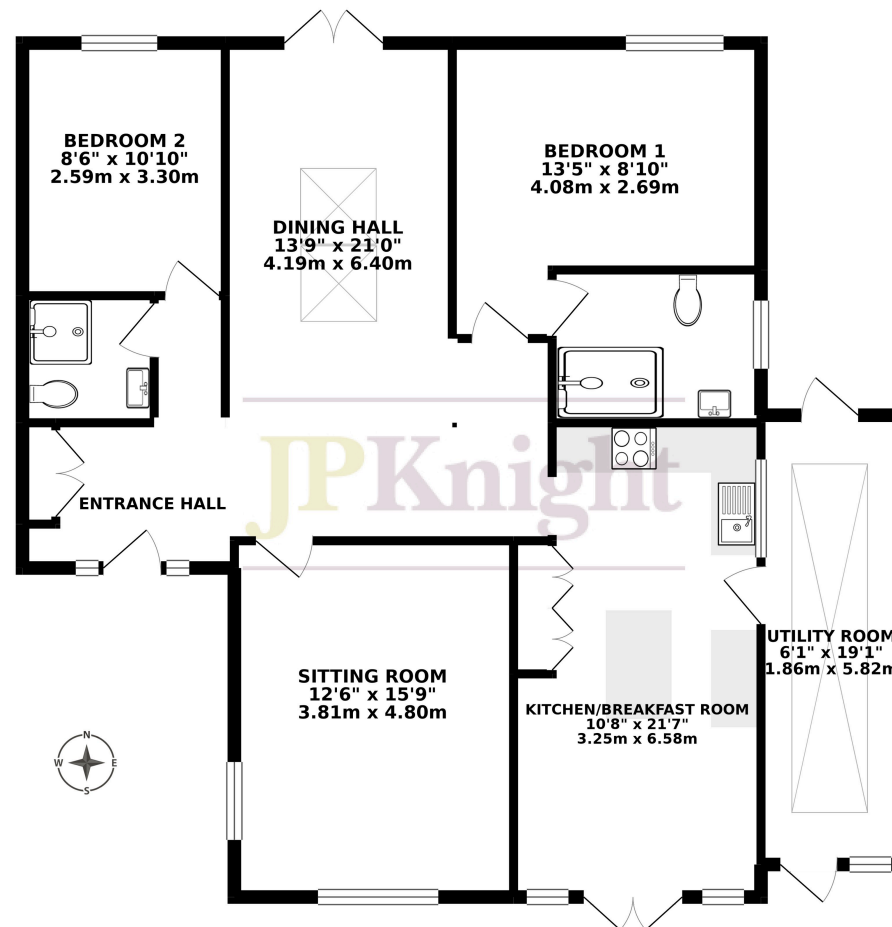
Turn right from our offices into St Martin's Street, straight through the traffic lights by Waitrose into Castle Street. After 2 miles proceed across the Shillingford Bridge and onto the roundabout on the A4074. Go straight across into New Road and follow this for 0.7 of a mile. Henfiled View is immediately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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	70
(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.



GROUND FLOOR



TOTAL FLOOR AREA : 1173.90 sq. ft. (109.06 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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