



Sinodun View, Warborough OX10 7DF



## Sinodun View, Warborough

A superb family home, both extended and refurbished by the current owners, it is situated in a pleasant residential close in the heart of this keenly sought after village. The versatile accommodation has annexe potential and includes 4 bedrooms, 3 bathrooms, 2 reception rooms, study, utility room/2<sup>nd</sup> kitchen and a magnificent 19' main kitchen/breakfast room opening to the garden. There is lots of parking on the driveway and a secluded 76' south-east facing garden.

The property has gas central heating (two boilers) to radiators and is double glazed.

## Tenure - Freehold

Accommodation

Reception Hall: 12'4 max x 9'1 Side window, tiled floor.  
Inner Hall: Tiled floor, stairs to landing, radiator, under stair storage cupboard.

Cloakroom: White 2-piece suite, tiled floor.

Study: 10'8 x 5'

Window to front, radiator, wood style floor, gas boiler and down lighters.

Sitting Room: 17'1 x 9'10

Window to front, feature fire place and electric fire, wood style floor, radiator.

Family Room: 13'5 x 11'

French doors to rear, feature fireplace with electric fire, wood style floor, radiator.





**Kitchen/Breakfast Room:** 19'1 x 13'4

A stunning room with bi-fold doors open to the garden, range of storage units, worktops, white sink unit, induction hob, extractor hood, double electric oven, dishwasher, further appliance space, tiled floor, part vaulted ceiling with down lighters, radiator.

**Utility/ 2<sup>nd</sup> Kitchen:** 16'4 x 6'

Double aspect, range of storage units, worktops, gas hob, extractor hood, electric oven, fridge freezer, washing machine, radiator, tiled floor, down lighters, gas boiler.

**Stairs to Landing:**

Radiator, loft access, two cupboards.

**Bedroom 1:** 16'8 x 10'3

Windows to rear and side, radiator.

**En Suite Shower Room:** White 3-piece suite, tiled walls and floor, radiator, window and down lighters.

**Bedroom 2:** 13' x 10'2 Front aspect, radiator.

**Bedroom 3:** 11'6 x 8'5 Window to front, radiator.

**Bedroom 4:** 13'7 x 6'11 Window to front, radiator.

**En Suite Shower Room:**

White 3-piece suite, tiled walls and floor, window, down lighters, radiator.

**Bathroom:** Fitted with a white 3-piece suite including a P-bath with shower and screen, tiled walls and floor, chrome radiator, airing cupboard.

**To the Front:**

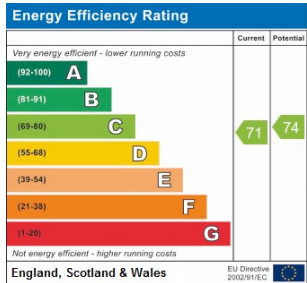
There is a large gravelled drive with a flower border and timber fence.

**Rear Garden:** A lovely feature it faces south-east and extends to 76' in length. A full width terrace leads out to a large lawn with a corner flowerbed and play area: timber fence and side gate.



### Directions

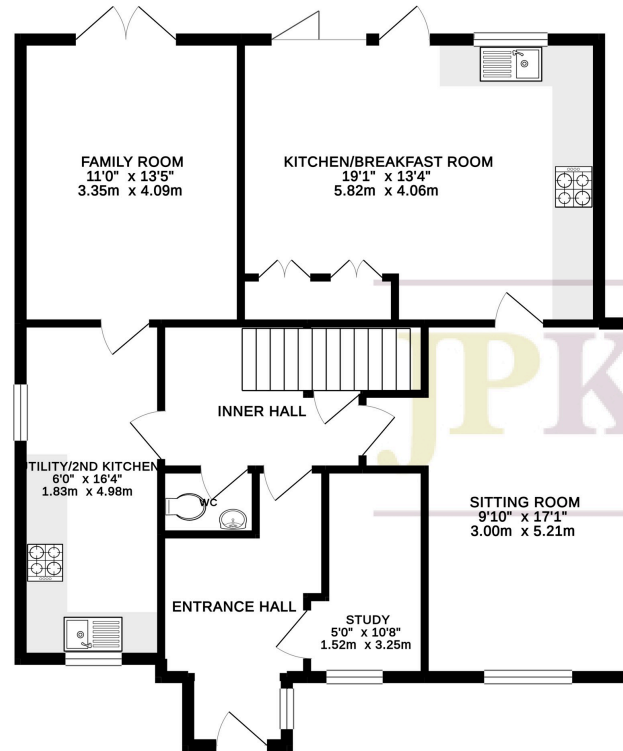
Turn right from our offices into St Martin's Street, continue straight through the traffic lights at the town centre into Castle Street. After 2 miles proceed across Shillingford Bridge and onto the roundabout. Go straight across into New Road and follow this for 0.9 miles (New Road becomes Thame Road). When the Greet Hall is directly in front of you turn left into Sinodun View.



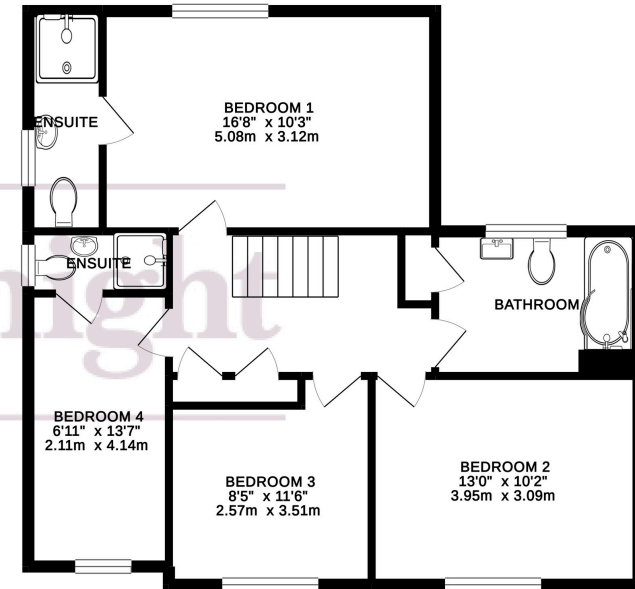
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



### GROUND FLOOR



### 1ST FLOOR



TOTAL FLOOR AREA : 1744sq. ft. (162.0 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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