

PROPERTY AGENTS

**JP**Knight



Henfield View, Warborough OX10 7DB



## Henfield View, Warborough

A stylish chalet style home, beautifully extended and refurbished by the current owners, situated in a delightful no through road close to the village centre. The versatile configuration comprises a possible 4 bedrooms and 2 bathrooms as well as a sitting room with fireplace, utility room and a stunning triple aspect, 25'10 kitchen-breakfast-family room opening to the garden. There is driveway parking to the front and a secluded and established 66' rear garden with timber store.

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

## Tenure - Freehold

Accommodation

Oak framed entrance porch with paved step and stable door to:

Entrance Hall:

Wood floor, down lighters, radiator, stairs with cupboard below.

Sitting Room: 13' x 12'

Featuring a double aspect with a cast iron fireplace and slate hearth, radiator.

Kitchen/Breakfast/Family Room: 25'10 x 19'4 max.

Range of attractive kitchen units with stone/wood worktops, Rangemaster cooker, extractor hood, bin store and dishwasher; twin bowl Belfast sink. Tiled with underfloor heating, down lighters. The room has a triple aspect with bifold doors to the garden.





Utility Room: 7'5 x 4'3 Stable door and window to rear loggia, tiled and heated floor, worktop and appliance spaces.

Bedroom 3/Study: 12'10 x 9'9  
Double aspect and radiator.

Bedroom 4: 13' x 9'1 (L-shaped)  
Windows to rear and side, radiator.

Shower Room: Fitted with a white 3-piece suite, tiling and radiator.

Stairs to Landing: Radiator and two light tubes.

Bedroom 1: 15'3 x 14'5  
Two windows overlook the rear garden, range of wardrobes, radiator.

Bedroom 2: 16'1 x 11'7 (L-shaped) Rear aspect and radiator.

Bathroom: Fitted with a white 4-piece suite incl. bath and shower cubicle, side window, tiled and heated floor (electric), down lighters and light tube.

Outside

To the Front: Gravel driveway with mature hedges and timber fence. Wide side gate with path to garden.

Rear Garden: A delightful feature it extends to 66' in length and features a central lawn with abundantly stocked shrub and plant borders, terrace to rear of house. Further side terrace with area of gravel, rear loggia with door to utility room.  
Timber Shed/Store: 14'4 x 8' Split into two with twin doors to front and door to side.



**Directions**

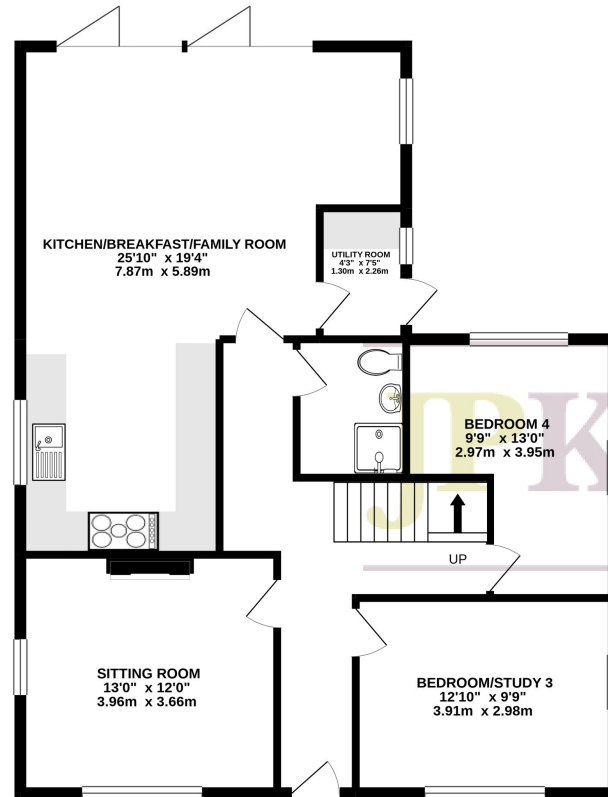
Turn right from our offices into St Martin's Street, straight through the traffic lights by Waitrose into Castle Street. After 2 miles proceed across the Shillingford Bridge and onto the roundabout on the A4074. Go straight across into New Road and follow this for 0.7 of a mile. Henfiled View is immediately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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

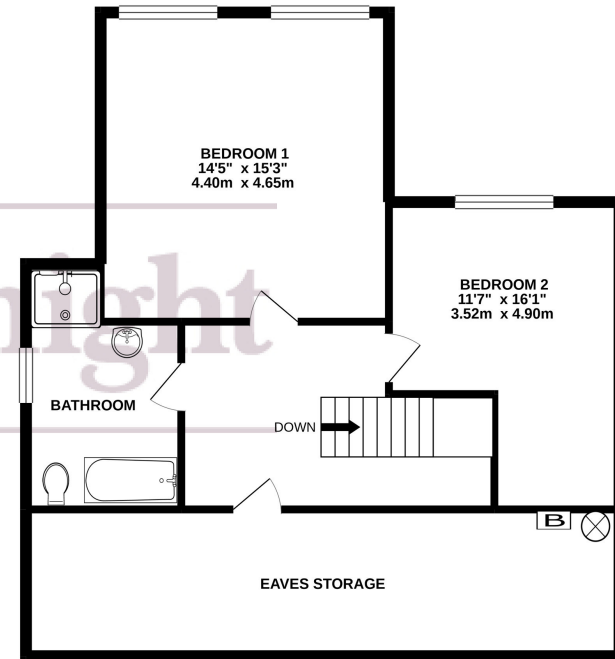
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. 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 : 1517sq.ft. (140.9 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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