

PROPERTY AGENTS

JPKnight



The Green South, Warborough OX10 7DR



The Green South, Warborough

A delightful detached stone cottage set in the heart of this pretty village a secluded garden and a separate detached studio: it is close to the green, the local pub and village store.

The charming accommodation features attractive detailing including exposed beams and stonework, brick and stone fireplaces and a log stove. The property has 2 bedrooms, bathroom, 18'10 sitting room, dining room and a kitchen/breakfast room with vaulted ceiling. The property is double glazed with gas central heating to radiators.



Tenure - Freehold

Accommodation

Front door to:

Sitting Room: 18'10 x 12'3 Featuring a charming stone inglenook fireplace with tiled hearth and log stove, wood floor, ceiling beams with down lighters, exposed stone wall. Two windows to the front, staircase.

Dining Room: 12'4 x 8'6 Front aspect, brick fireplace and chimneybreast, wood floor, radiator.

Kitchen/Breakfast Room: 12'2 x 8'4 Range of storage units, worktops, stainless steel sink, appliance spaces, extractor hood, picture window, beamed and vaulted ceiling with velux window, down lighters, stable door to the rear.





Outside

Bathroom: Fitted with a white 3-piece suite with shower above the bath, tiling and terracotta floor, down lighters, 2 windows.

Stairs to 1st Floor Landing: Down lighter and window.

Inner Landing/Dressing Room: 10'6 x 9'2 Front aspect, radiator, stone chimneybreast. Fitted wardrobes, down lighters.

Bedroom 1: 12'4 x 9'9 Front aspect, down lighters, radiator, brick fireplace, loft access.

Bedroom 2: 8'10 x 8'2 Window to the rear, radiator.

Main Garden: Laid to shrubs and plants with paved and shingle pathways, picket fence to the front, side fences.

Studio: 12'4 x 9'1 French doors to the front, side window (double glazed), wood style floor, electric panel heater.

Store: 9'1 x 4'8 Wood style floor.

To the front of the cottage there is a stone terrace with walled flowerbed, timber fencing, this extends to the main garden with an archway with climbing plants flanked by walled beds. Further stone terrace across the rear, covered walkway to a timber store.

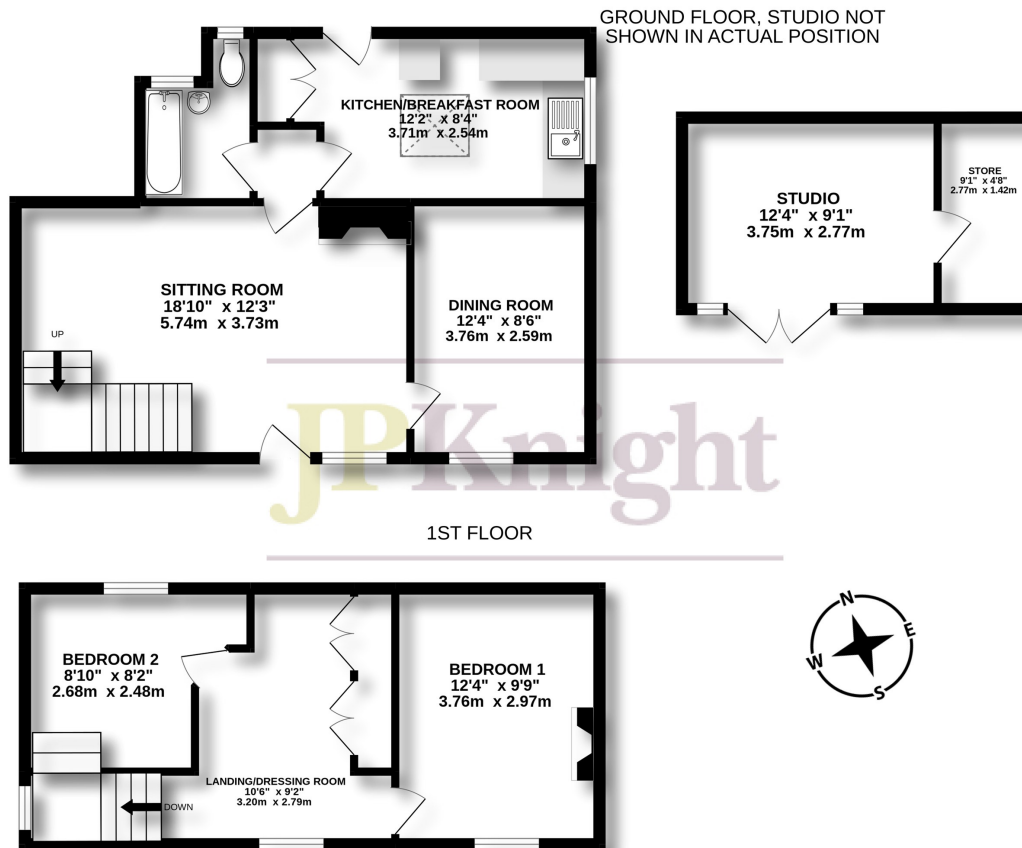


Directions

Turn right from our offices into St Martins Street, continue straight through the traffic lights into Church Street. After 2 miles proceed across Shillingford Bridge and onto the roundabout. Go straight across the A4074 into New Road and follow this for 0.7 of a mile, then turn right into The Green South, turn left opposite the pub into a narrow lane which leads to the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 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.



TOTAL FLOOR AREA : 831sq.ft. (77.2 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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