

PROPERTY AGENTS

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The Green South, Warborough OX10 7DN



The Green South, Warborough

In a delightful setting in the centre of this desirable and sought after village, a three bedroom detached family home that also has a garage, driveway and secluded south facing garden. Set on the edge of the village green it is just moments from the local public house and shop. The living space includes an 18' x 15' sitting room with fireplace, dining room, kitchen and utility/cloakroom: the master bedroom has en suite shower, there are 2 further bedrooms and bathroom.

The house has oil fired central heating to radiators.

Tenure - Freehold

Accommodation

Enclosed Entrance Porch: Down lighter, cloaks hanging recess, door to:

Dining Room: 13'8 x 9'2 Two sash windows to the front, timber beam, radiator, stairs to 1st floor.

Sitting Room: 18'2 x 15'6 A bright double aspect room with 2 sash windows to the front and sliding patio doors to the garden. Fireplace with pine surround, marble inset and hearth and a Jetmaster grate. Exposed brickwork including pillar, ceiling beam, 2 radiators.

Kitchen: 11'11 x 7' Sash window to the side, range of cupboards with tiled worktops, electric hob, extractor hood and double oven, space for fridge. Under-stair alcove with cupboards.





Side Lobby: Doors to the drive and garage.

Utility/Cloakroom: 10'2 x 6'1 (L-shaped) With a white 2-piece suite, appliance spaces, under-stair alcove and cupboard.

Stairs Divide to 2 First floor Landings: Exposed brickwork, airing cupboard, velux window.

Bedroom 1: 14'1 x 12'7 Sash windows front and rear, eaves cupboards and wardrobes, radiator.
En Suite Shower: Hand wash basin set in vanity unit, tiled shower cubicle with shower unit.

Bedroom 2: 11' x 10'5 Front aspect, large eaves wardrobe, radiator.

Bedroom 3: 8'11 x 8'9 Vaulted ceiling with 2 velux windows, radiator, eaves cupboards.

Bathroom: Fitted with a 3-piece suite, tiling, window and radiator.

Outside

Gravel drive, path to front door with a beech hedge.

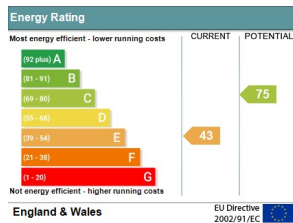
Garage: 17'3 x 9'1 Twin doors to the front, doors to the house and garden, light and power.

Rear Garden: Facing south the garden extends to a maximum of 51' x 35' (L-shaped) and offers a good degree of seclusion. There is a paved terrace leading to a lawn with established shrubs and plants. Timber fencing and side gate to the drive.



Directions

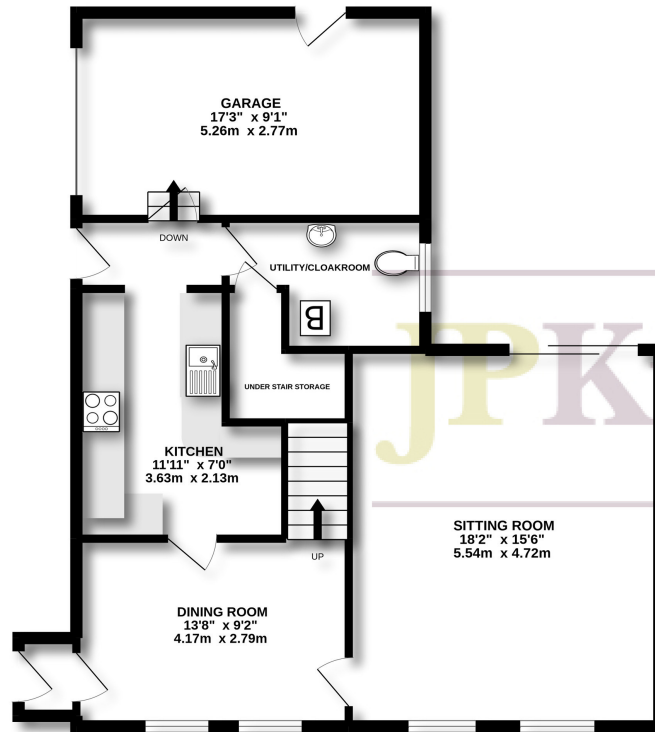
Turn right from our offices into St Martins Street, continue straight through the traffic lights into Church Street. After 2 miles proceed across Shillingford Bridge and onto the roundabout. Continue straight across the A4074 into New Road and follow this for 0.7 of a mile, then turn right into The Green South, the property is shortly on the right.



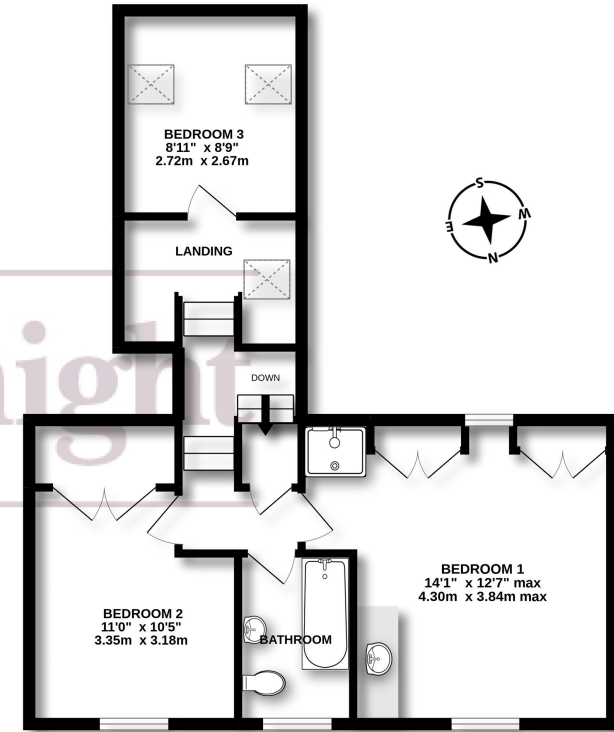
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. 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 : 1216sq.ft. (113.0 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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