

PROPERTY AGENTS

JPKnight



Thame Road, Warborough OX10 7DG



Thame Road, Warborough

Featuring a magnificent plot extending to a third of an acre, a semi-detached chalet style home with potential to extend (subject to the usual consents), situated in this keenly sought-after village. It has a flexible layout with 3/4 bedrooms, bathroom, 2/3 reception rooms, study and kitchen. Offering a high level of privacy with a long drive, front garden and large garage: to the rear an easterly facing 170' garden comprising lawns, established island and border beds including a small orchard and abutting fields to the rear. The centre of the village with its large green/cricket ground, shop and public house are less than 1/2 a mile away.



Tenure - Freehold

Accommodation

The property is double glazed with gas central heating to radiators and fibre broadband to the house

Entrance Porch: Down lighter, door to:

Dining Hall: 14'5 x 13'1 Wood block floor, window to the front, radiator and staircase.

Sitting Room: 14'5 x 11'10 Feature stone fireplace with wood mantel and stone hearth, picture window to the front, radiator.

Kitchen: 14'4 x 7'11 Fitted with a range of storage units, worktops, stainless steel sink, ceramic hob, extractor hood, electric oven and further appliance spaces. Window and door to side, tiled floor, shelved cupboard and gas boiler.





Family Room/Bedroom: 14'5 x 10'11 French doors to garden, radiator, wood style floor.
Inner Hall: Wood floor.

Bathroom: 9'9 x 7'8 Bath with shower unit and screen, hand basin set in vanity unit, tiled floor, window, tall cupboard with appliance spaces.
Separate wc: comprising low level suite, window.

Stairs to Landing.

Bedroom 1: 14'1 x 11'10 Large window to the rear, range of wardrobes, radiator.

Bedroom 2: 19'9 x 7'6 Front aspect, scaled ceiling with velux window, radiator, eaves cupboards and walk-in cupboard.

Bedroom 3: 9'5 x 7'8 Rear aspect, radiator.
Separate wc: Low level suite, window.

Study: 9'9 x 5'7 Two velux windows to front, scaled ceiling, radiator.

Outside

To the Front: A long driveway leads to the property with a 5 bar gate to a covered terrace to the side. There is a lawn to the front, conifer hedge and mature Fir and Silver Birch trees.

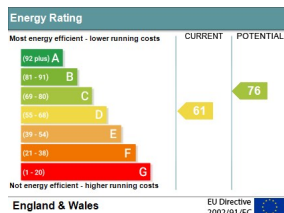
Detached Garage: 26'9 x 12' Twin doors to front, light and power.

Rear Garden: A superb feature extending to 170' in length. Gravelled area with 3 raised beds, low stone wall and side path and steps to a large and private lawn. Central bed with openings to further garden with area of decking and small orchard with 5 mature fruit trees.

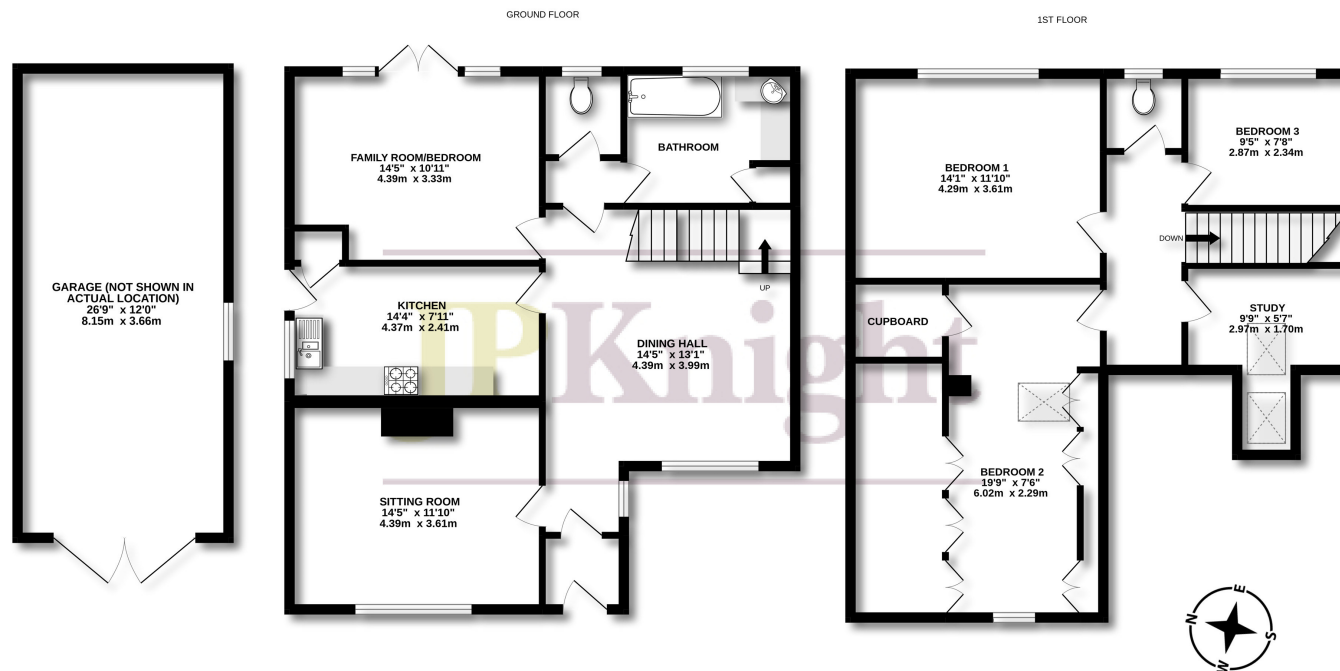


Directions:

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 a mile, through the village centre, the property will be found 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.



TOTAL FLOOR AREA : 1494 sq.ft. (138.8 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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