

PROPERTY AGENTS

**JP**Knight



Thame Road, Warborough OX10 7DG



## Thame Road, Warborough

An imposing detached family home set in secluded grounds extending to  $\frac{1}{4}$  of an acre abutting farmland to the rear. The property is situated in this keenly sought after village with its own local shop and pub and just over 3 miles to Wallingford and its amenities.

The accommodation comprises four bedrooms and two bathrooms, 24' sitting room, dining room and study as well as a kitchen/breakfast room with adjacent utility room.

A long drive leads to the house and continues to the double garage, there are private 75' rear gardens.



## Tenure - Freehold

Enclosed entrance porch with tiled floor.

Inner Hall: Stairs to landing, radiator.

Cloakroom: White two-piece suite, tiling, window and radiator.

Sitting Room 24'6 x 12'11 A bright double aspect room with patio doors to the garden and two windows flanking the fireplace which has a wood surround and marble inset and hearth, two radiators.

Dining Room, 15'9 x 8'11 Front aspect, radiator and serving hatch.

Study 12'10 x 8'11 Fibre broadband, front aspect and radiator.

Kitchen/Breakfast Room: 12'11 x 12'4 Rear aspect, range of storage units, worktops and stainless steel sink. Appliance spaces, tiled floor and a painted wood ceiling.

Utility Room: 12'11 x 5'8 Window to rear and door side, stainless steel sink, radiator, appliance spaces, Vaillant gas boiler and tiled floor.





Stairs to Landing: Front aspect, loft access (large and part boarded) and airing cupboard.

Bedroom 1: 19'2 x 18'8 Two windows overlooking the garden and countryside beyond, fitted wardrobes and radiator.

En Suite Bathroom: Fitted with a white 5-piece suite, including shower cubicle and separate bath, window, tiled walls and radiator.

Bedroom 2: 12'11 x 12'5 Front aspect, radiator wardrobes, hand wash basin.

Bedroom 3: 12'3 x 10'9 max. Rear aspect, radiator, wardrobes and hand wash basin.

Bedroom 4: 14'8 x 7'1 Front aspect, wardrobes, radiator, and hand wash basin.

Bathroom: Fitted with a 4-piece suite including bath and shower cubicle, tiled walls and floor, radiator and window.

Outside.

Front Garden: A long drive leads to the property with extensive parking/turning space, flanked by areas of lawn with established shrub and plant borders with timber fencing either side.

The drive leads past the house to a gated inner drive, stone wall with arched gate to the garden, side fence and raised bed.

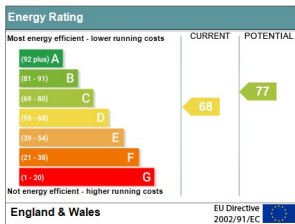
Detached Garage: 18'9 x 18' Up/over door, light and power, door to the side.

Rear Garden: A lovely feature it extends to 74' and faces easterly abutting open paddocks to the rear. Brick edged terrace leads out to large central lawn with an established conifer side hedge and shrub and plant side beds. To rear of the garage steps lead up to a raised vegetable area with enclosed beds, pathways between and a Rosemary hedge to the rear.



**Directions**

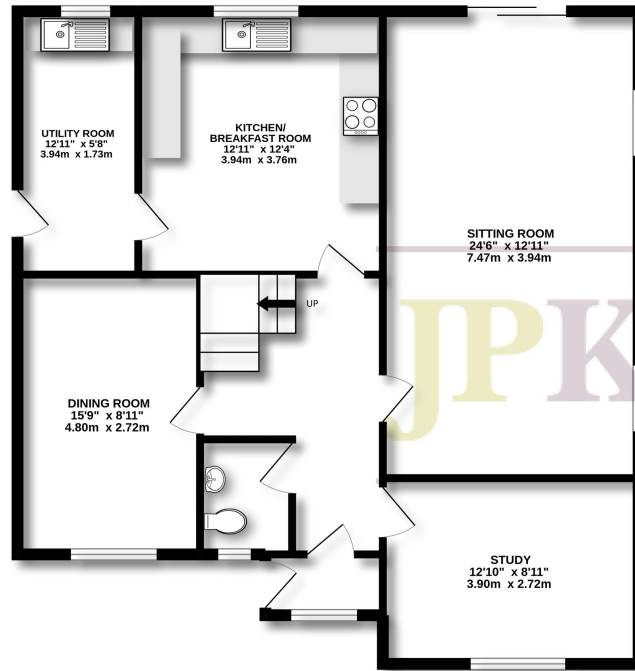
Turn right from our offices into St Martins Street, continue straight through the traffic lights into Church Street. After 2 miles proceed across Shillingford Bridge and onto the roundabout. Continue straight across the A4074 into New Road and follow this for a mile, through the village centre, the property will be found on the right.



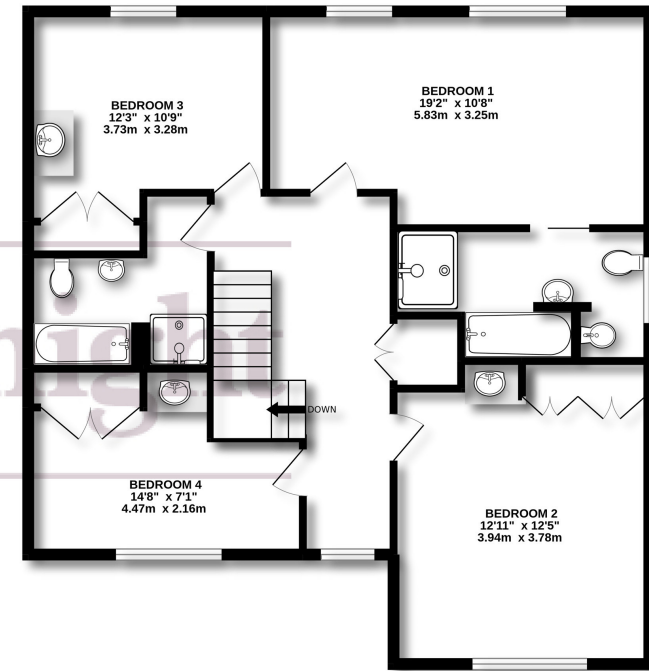
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



**GROUND FLOOR**



**1ST FLOOR**



TOTAL FLOOR AREA : 1991sq.ft. (185.0 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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