

PROPERTY AGENTS

JPKnight



The Green South, Warborough OX10 7DR



The Green South, Warborough

A charming Grade II listed cottage dating back to the 17th Century with later additions, oozing character and charm with two fireplaces and a wealth of exposed beams and timbers. Set in a fabulous location adjacent to the village green and cricket pavilion, local public house and village shop. Accommodation benefits a spacious kitchen/breakfast room with gas fired AGA, three reception rooms and bathroom to the ground floor. Upstairs there are two double bedrooms, bathroom with claw foot bath and shower. The secluded rear garden faces south and is a beautiful feature with established planting and mature trees.

There is a summerhouse/garden office, garage/studio and driveway parking.



Tenure - Freehold

The property has gas central heating to radiators throughout.

Accommodation

Covered porch and front door to Snug: 15'6 x 11'8
Double aspect, ceiling and wall timbers, Inglenook fireplace with slate hearth, brick surround and timber mantel with log stove, door to garden (original front door), stairs to landing and cupboard under, radiator.
Kitchen/Breakfast Room: 20'0 x 12'1 French doors to garden and two windows to front and rear, range of solid wood bespoke storage units and worktop, Belfast sink, gas-fired AGA, integrated fridge/freezer, space for dishwasher and washing machine.
Dining Room: 15'10 x 10'11 Double aspect, ceiling and wall timbers, radiator.
Living Room (or Bedroom 3): 13'10 x 12'8 Double aspect, open fireplace with brick surround, tiled hearth and stone mantel, ceiling hatch for furniture access of to first floor, radiator.



Bathroom: Window to front and Velux, white three-piece suite, ceiling timbers, tiled floor and part-tiled walls, fitted wardrobes, boiler.

Stairs to landing: Window to front, radiator, ceiling and wall timbers, loft access.

Bedroom 1: 12'10 x 13'11 Window to front and side, two fitted wardrobes, radiator.

Shower/Cloakroom: Shower cubicle, white two-piece suite, window to rear, wall timbers.

Bedroom 2: 15'3 x 10'9 Window to front, ceiling and wall timbers, radiator, fitted wardrobes.

Bathroom: Window to rear, white three-piece suite incl. claw foot bath and basin vanity unit, storage cupboard, radiator.

Outside

There is a gravel driveway to the rear with parking for one car and a single garage. Lawn frontage with picket fence and gated cottage garden, gravel path, mature shrubs and plants, gated access to the rear.

The garden is beautifully landscaped with picturesque features, herringbone brick pathways, trellis arch, established borders and mature trees, lawn and paved terrace, garden shed and timber fence boundary.

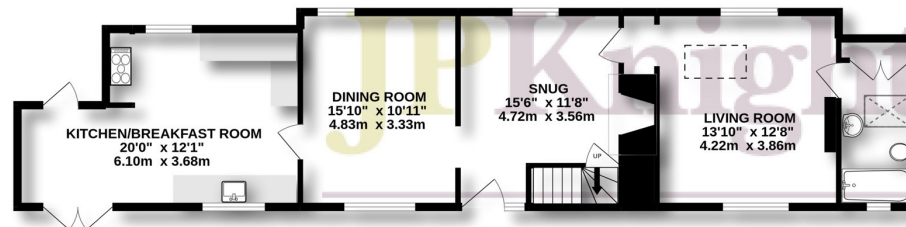
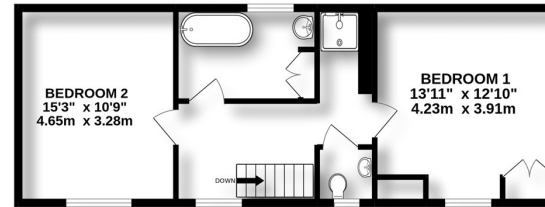
Summerhouse/Garden Office : 13'7 x 7'8 Timber framed with triple aspect, French doors to garden, vaulted ceiling, light, power, heating and WiFi.

Garage: (currently converted to office/gym) 10'1 x 9'2 Up and over doors (currently concealed internally), two windows and door to front, walk-in storage, cupboard with space for large freezer, WiFi, burglar alarm, light and power.



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. Parking can be found in front of The Six Bells public house and the front gate to the property is on the left hand side across the lawn.



TOTAL FLOOR AREA : 1621 sq.ft. (150.6 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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