



CHILTERNs

107 THAME ROAD & OWL BARN 107A THAME ROAD ♦ WARBOROUGH ♦ OXFORDSHIRE

Warmingham
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CHILTERN

107 THAME ROAD & OWL BARN 107A THAME ROAD
◆ WARBOROUGH ◆ OXFORDSHIRE

Wallingford - 3.6 miles ◆ Abingdon - 9.5 miles ◆ Oxford - 11 miles
◆ Thame - 15 miles ◆ Reading - 16 miles ◆ Goring on Thames -
9 miles ◆ Henley on Thames - 14 miles ◆ M40 at J7 - 9.5 miles ◆
Cholsey Station - 7.5 miles ◆ Didcot Station - 8 miles
(Distances approximate)

Situated in the heart of this beautiful Oxfordshire village with excellent road and rail communications to major towns and motorways with mainline stations at Didcot Parkway, Cholsey and Goring all within easy driving distance.

A Grade II listed period property of substantial proportions with separate 2 bedroom stone barn conversion within stunning gardens and grounds of approximately 2/3 of an Acre.

- ◆ A beautiful Oxfordshire village, close to the popular town of Wallingford
- ◆ Sympathetically refurbished offering generous accommodation

- ◆ Private gated driveway, plus additional parking to the front

- ◆ 5 reception rooms
- ◆ 3 bedrooms plus nursery / study
- ◆ 2 bathrooms
- ◆ Separate 2 bedroom barn

- ◆ In all extending to 3,327 sq ft

- ◆ Landscaped front garden and rear cottage garden, approx. 2/3 of an Acre

- ◆ First class range of private and state schools in local area



SITUATION

The village of Warborough lies on the road from Wallingford to Thame and as such has excellent road communications for Oxford, Reading, Henley and for the M40 motorway. For rail commuters there is a mainline station at Didcot with fast services up to London (Paddington).

This much admired, traditional and quintessential English village has seen little intrusive modern development and contains a delightful selection of period properties of both architectural and historical interest including a manor house dating from circa 1696.

There is a picturesque village green where cricket is still played, a Church of England Primary School, Warborough & Shillingford Preschool, three public houses including the thatched Six Bells which overlooks the cricket green itself, a parish church and a general stores/post office.

PROPERTY DESCRIPTION

Chilterns

Originating from around 400 years ago featuring many original characteristics including door architraves, cornicing, wall panelling, stripped floorboards and sash windows with shutters. The property offers generous sized rooms to the main house and benefits from a separate 2 bedroom barn within its grounds, which provides excellent multi-generational living accommodation. Recent improvements also include a brand new heating system with cast iron radiators, improved insulation, front aspect has been re-rendered.

Entrance is into the hallway which has the staircase and cloakroom, then doors to the front drawing room which has a stunning ornate window and wood burner. From the hallway is the utility/boiler room and then into the sitting room. The sitting room has French doors for direct garden access and views across, as well as a fireplace with inset cupboards. Next to this is the family room which has a door up to the back staircase. To the far end of the house is the kitchen / breakfast room. Featuring stone floor tiles, the breakfast end has original beams and then part vaulted at the kitchen end with a Velux window for natural light. The kitchen has hand made painted shaker kitchen cabinets with granite worktops, built in pantry and AGA. At the back of the kitchen is the separate dining room, featuring a beautiful exposed brick and limestone wall.

The main staircase in the hallway then leads up to the landing area and bedrooms. A double bedroom with original floorboards overlooks the front and has built in wardrobes. The family bathroom has a separate shower and claw foot bath. The main bedroom is in the middle of the house and has a luxurious shower room with marble tiles and flooring. From the shower room is access to a study/dressing room/nursery. Steps then drop down and door takes you into bedroom 3 which has exposed timber beams.

The property truly embraces its character and offers charming and sophisticated living.

Owl Barn

With a separate entrance from the garden, the front door leads into the hallway with coats cupboard and doors to 2 double bedrooms and a newly installed fitted bathroom. Stairs then take you up to the large sitting dining room with vaulted ceiling and fitted kitchen with breakfast bar.

OUTSIDE

Chilterns is approached from Thames Rd and has a low brick wall with black railings and stone pillars either side of the entrance gate. In front there is off road parking for up to 3 cars. The front approach is stunning with large planted borders filled with various cottage shrubs, plants and flowers, as well as a seating area. The main garden is at the back of the property, with vehicular access from Green Lane via electric wooden gates leading onto the long driveway. Attached to Owl Barn there is a large store room, which could be incorporated to include additional accommodation to Owl Cottage, subject to relevant planning permission. Enjoying a westerly aspect, the gardens are simply stunning, with walled boundaries and large lawn, interspersed with matures trees, bountiful borders and a pond. Towards the back of the garden is a greenhouse, and large brick built garden building for storage. A terrace comes off the back of the property and extends out for a large seating area to sit back and enjoy in peace, privacy and total harmony. The total grounds are approximately 2/3 of an Acre.





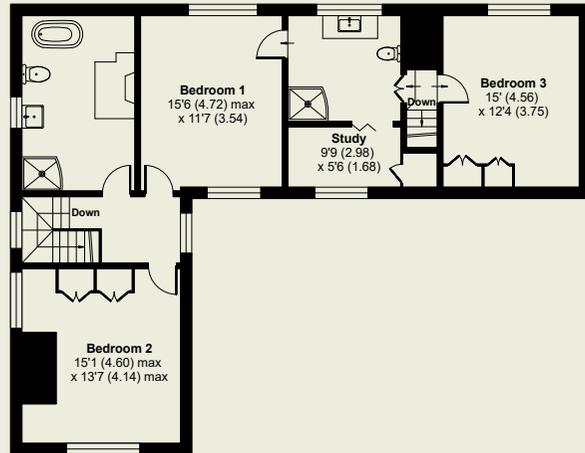
107 Thame Road, Warborough, Wallingford, OX10 7DS

Approximate Area = 2371 sq ft / 220.2 sq m

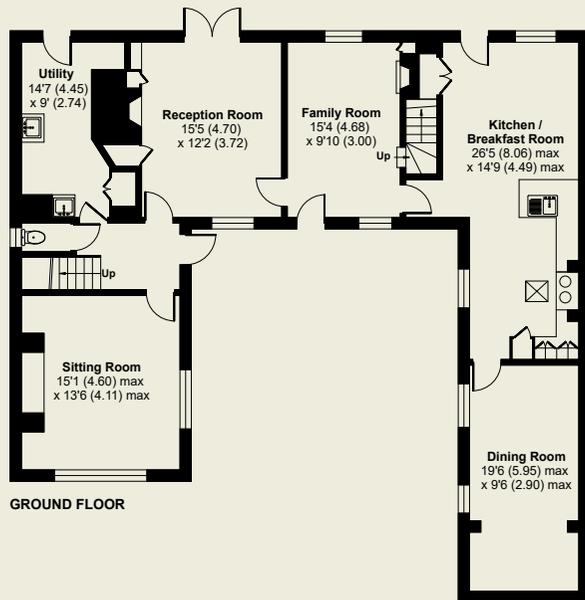
Annexes = 956 sq ft / 88.8 sq m

Total = 3327 sq ft / 309 sq m

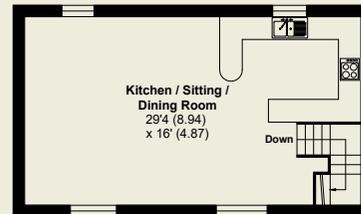
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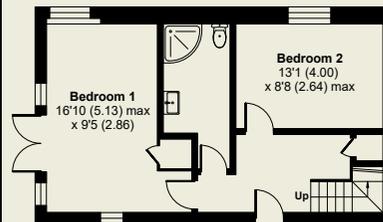
FIRST FLOOR



GROUND FLOOR



ANNEXE FIRST FLOOR



ANNEXE GROUND FLOOR





GENERAL INFORMATION

Services: All main services are connected. Central heating and hot water from gas fired boiler. The property has a full security and fire system installed.

Council Tax Bands:

Chilterns Council Tax: G

Owl Cottage Council Tax: D

Energy Performance Ratings:

Chilterns: C

Owl Cottage: C

Postcode: OX10 7DS

Local Authority: South Oxfordshire District Council

Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

what3words:

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DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



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