



22 Six Acres, Warborough OX10 7BS



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Built just over two years ago by the highly regarded Rectory Homes to a very high specification is this three-bedroom semi-detached family home ideally located at the rear of this exclusive development with a secluded south-east facing rear garden backing onto woodland.

Accommodation comprises a beautifully fitted modern kitchen, 19'0 living/dining room with French doors to the garden and cloakroom to the ground floor. On the first floor are three bedrooms and two bathrooms.

Ideally located in the heart of this desirable South Oxfordshire village in close proximity to the village primary school, village store and wonderful village green with quaint pub and cricket pavilion.



Tenure - Freehold

The property has underfloor heating to the ground floor, gas central heating to radiators on the first floor and double glazing throughout.

Accommodation

Entrance Hall: Wood style floor, under-stair cupboard, downlighters, stairs to landing.

Kitchen: 12'7 x 9'6 Window to front, range of contemporary shaker style storage units and Silestone worktop, three ovens, induction hob with extractor hood above, integrated dishwasher and microwave, stainless steel sink unit, space for American fridge/freezer, downlighters, wood style floor.

Living/Dining Room: 19'0 x 16'9 Window and French doors to garden, full width fitted bookcase/storage unit.

Cloakroom: Window to side, white two-piece suite, tiling, downlighters, wood style floor.





Stairs to landing: Storage cupboard, downlighters radiator.

Bedroom 1: 13'0 x 8'8 Window to front, fitted wardrobe, radiator.

Ensuite Shower Room: Window to front, white three-piece suite, tiling, chrome radiator, downlighters.

Bedroom 2: 9'0 x 10'11 Window to rear, radiator.

Bedroom 3: 7'6 x 9'5 (max) Window to rear, radiator.

Bathroom: White three-piece suite, tiling, chrome radiator, downlighters.

Outside

To the front there is a block paved driveway with parking for two cars leading to a garage, a paved path leading to the front door flanked with a lawn and planted borders.

Garage: 20'2 x 10'4 Up and over door with a pitched roof and timber pillar porch, light and power and utility area.

The secluded rear garden faces south-east and backs onto woodland offering a huge degree of seclusion and a beautiful outlook. There is a paved terrace leading to a large established lawn with timber and post and bar fencing. There is also gated access to the front.



Directions

Turn right from our offices into St Martin's Street, straight through the traffic lights by Waitrose into Castle Street. After 2 miles proceed across Shillingford Bridge and onto the roundabout on the A4074. Go straight across into New Road and follow this round the left and right hand bends and the development can be found on the right hand side after the primary school. Continue straight ahead on the property as at the bottom on the right hand side.

"DoubleClick Insert Plan"

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

