

11 Henfield View
Warborough, Oxfordshire, OX10 7DB

JAMESGESNER
- ESTATE AGENTS -







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## GUIDE £450,000 FREEHOLD

Situated at the end of a quiet no through road, within easy reach of the centre of the highly regarded village of Warborough, this two-bedroom former local authority home occupies a generous plot and offers enormous potential for improvement, extension or further development, subject to obtaining the necessary planning consents.

The property represents an exciting opportunity for buyers looking to create their own home in a sought-after village setting, with the substantial plot providing plenty of scope to enhance and enlarge the existing accommodation.

The accommodation currently comprises a galley-style kitchen, a sitting room with an open fireplace, a ground-floor shower room and a useful side lobby. On the first floor are two well-proportioned double bedrooms. Outside, the property is approached via a five-bar gate opening onto a private driveway, with gardens to the rear and a variety of outbuildings offering additional storage and further possibilities.

Undoubtedly, one of the property`s greatest attractions is the size of its plot, which, combined with its peaceful position at the end of a no through road, presents a fantastic opportunity for those with the vision to unlock its full potential.

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.





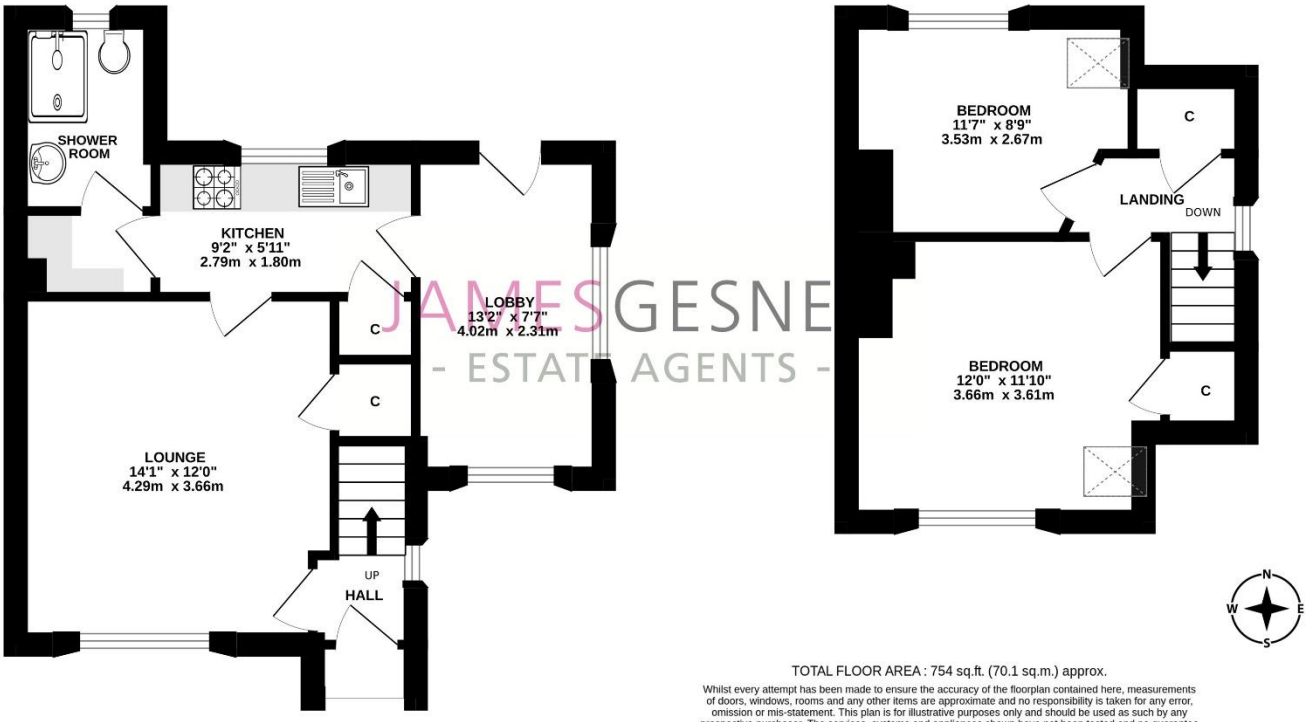






GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.

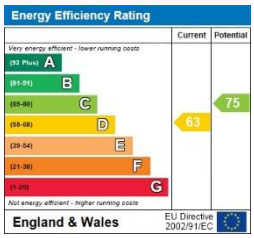
1ST FLOOR
292 sq.ft. (27.2 sq.m.) approx.




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TOTAL FLOOR AREA : 754 sq.ft. (70.1 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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