



# A beautiful family home in a delightful village

**Quaker Lane, Warborough, Wallingford, Oxfordshire, OX10**

£2,500 pcm plus fees apply, Unfurnished  
Available now



Family home • Recently updated • Open plan living • Open fire  
• Patio

#### Local Information

Warborough is a charming south Oxfordshire village conveniently situated east of Wallingford and with good access to the M40, Oxford and Henley.

It has a cricket green/sports ground along with a church, picturesque village pub, memorial hall, village stores, post office and a primary school.

The major regional centers of Oxford, Abingdon, Henley-on-Thames and Thame provide comprehensive educational and world-famous public schooling, along with recreational facilities.

Good transport links with main line train services to London from Oxford, Didcot and Thame.

#### About this property

A super family home, recently redecorated, tucked away on a residential lane in a lovely village.

The covered porch and entrance hall lead to a cosy sitting room with open fire. There is a second living area adjacent to the kitchen with a log burner and bi-folding doors to the patio. The kitchen itself is open plan with a dining area, also with bi-folding doors to the patio, plenty of workspace and a range of units. There is an integral garage and a cloakroom with w/c.

The first floor offers four double bedrooms. The master bedroom boasts an en suite bathroom with a free standing bath with a separate walk in shower. The second bedroom has an en suite shower room and there is a further family bathroom. Three bedrooms have fitted wardrobes.

To the rear is a patio surrounded by mature borders and to the front is a lawn with fruit trees providing an additional garden area. The property also offers a driveway and additional parking area with ample parking.

#### Furnishing

Unfurnished

#### Local Authority

South Oxfordshire District Council

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Henley Lettings Office. Telephone: +44 (0) 1491 843 002.





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**Gross Internal Area** 189 sq ft, 1,822 m<sup>2</sup>

**Charlie Knapp**

Henley Lettings

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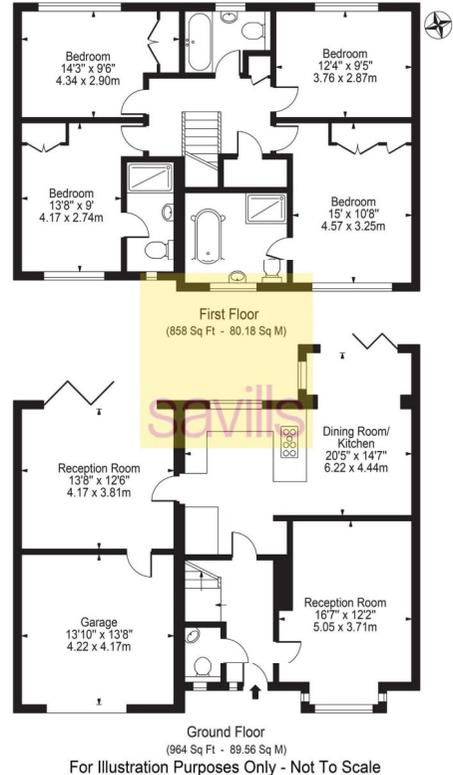
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**Quaker Lane, OX10**

Approx. Total Internal Area 1822 Sq Ft - 169.27 Sq M

(Including Garage)

Approx. Gross Internal Area Of Garage 189 Sq Ft - 17.60 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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\*There are different rules and fees for different tenancy types. For details of our fees and charges to go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20191121ARAE

