



Hammer Lane, Warborough OX10 7DJ



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A stunning chalet style family home, the subject of a complete refurbishment by the current owners, it is set down a quiet lane in this sought after village. A gated drive provides extensive parking it also leads down to a detached barn providing garage and an office/studio with an adjacent carport. The superb plot extends to a third of an acre, the gardens surrounding the property and featuring mature shrubs and plants and enjoying a high level of privacy.

The fabulous accommodation comprises a possible 5 bedrooms and 3 bathrooms, large hall and landing with exposed beams and glass balustrade and a stylish open plan kitchen-dining room with sitting room and log stove.

This lovely village has its own amenities along with a large green, the nearby A4074 provides access to both Reading and Oxford.



Tenure - Freehold

Accommodation

The property has double glazing and gas central heating to radiators.

Reception Hall: Radiator, window to the front, down lighters, wood floor, stylish staircase leading to a landing with glass balustrade.

Inner Hall: Downlighters, radiator, storage cupboard.

Sitting Room: A bright room with a large Bay window, further windows flank the fireplace. The fireplace has a log stove on a slate hearth with oak mantel: wood floor, down lighters and radiator. Open way to:

Kitchen/Dining Room

Dining Area: Double aspect with side window and French doors to the garden, wood floor and radiator.

Kitchen: Beautifully fitted with a range of storage units, quartz worktops and breakfast bar, Belfast sink. Rangemaster cooker, extractor hood, dishwasher and fridge. There is a window to the rear, wood floor and down lighters.





Shower Room: Beautifully fitted with a white 3-piece suite incl. large double shower cubicle, window, radiator, tiled floor.

Bedroom 3: Double aspect with windows rear and side, radiator, down lighters.

Bedroom 4/Family Room: Double aspect with windows front and side radiator, wardrobe, down lighters.

Bedroom 5: Front aspect, radiator, down lighters.

Stairs to the First Floor Landing: Glass balustrade, window to the front, storage cupboard, exposed beams.

Bedroom 1: Windows to the front and side and a velux window, exposed beams, two radiators, eaves cupboards.

Bathroom: Adjacent to the main bedroom it has a white 3-piece suite incl. a free-standing bath, tiled floor, radiator, two velux windows, down lighters, display recess and beams.

Bedroom 2: Velux window, further window to the side, radiator, beamed ceiling and eaves cupboard.

Shower Room: It features a white 3-piece suite including tiled shower cubicle, tiled floor, velux window, eaves cupboard and down lighters.

Outside

To the Front: The property is approached via twin five bar gates over a large gravel drive with mature borders and paving to the front of the house.

There is a drive down to:

Detached Barn which comprises:

Large Garage: 18'10 x 13'6 with twin doors, power

Store/Shed: 13'6 x 9'3 with insulated walls, and triple aspect.

To the rear a large adjoining: Carport: 19'3 x 17'

The Gardens: A lovely feature the gardens surround the property, enjoy excellent privacy and feature sweeping lawns bordered by banks of established shrubs and trees. There is a gravel and paved terrace by the dining area with a path to a further terrace with trellis. There are sloped areas of lawn and step to main garden.



Directions

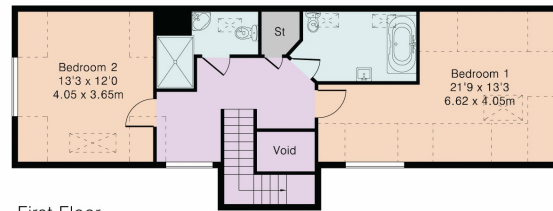
Turn right from our offices into St Martins Street, continue straight through the traffic lights into Church Street. After 2 miles proceed across Shillingford Bridge and onto the roundabout. Go straight across the A4074 into New Road which becomes Thame Road, follow this for 0.9 of a mile, turn left into Sinodun View, first right into Hammer Lane, around the right hand bend, the property is on the right just at the left hand bend.

Approximate Gross Internal Area 2298 sq ft - 214 sq m

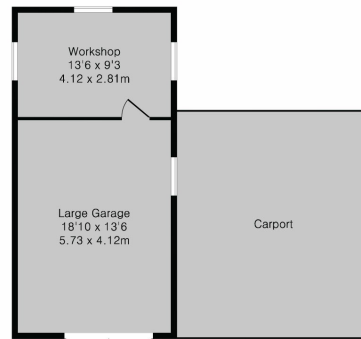
Ground Floor Area 1246 sq ft – 116 sq m

First Floor Area 670 sq ft – 62 sq m

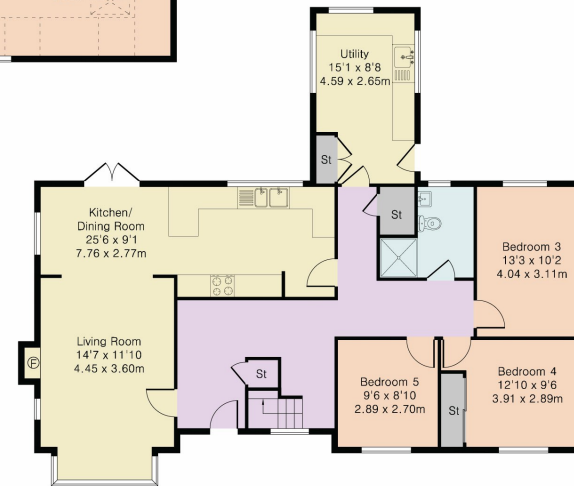
Garage Area 382 sq ft – 36 sq m



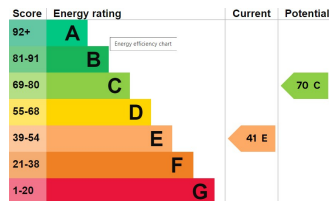
First Floor



Garage



Ground Floor



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.



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

