



# Six Acres

Warborough, Wallingford





## Exceptional family home built by Rectory Homes in 2021 offering luxury living in a peaceful rural setting.



### Summary of accommodation

#### Main House

Ground floor: Kitchen/dining/family room | Sitting room | Utility room | Study/bedroom | WC | Garage

First floor: Bedroom with en suite | Bedroom with a dressing room and en suite | One further bedroom | Family bathroom

#### Garden and Grounds

Summer house

## Situation

Times and distances are approximate.

Warborough is an attractive village of mainly period houses around a famous village green with views towards the Chiltern Hills. It is believed that cricket has been played on the green for the last 130 years.



Local amenities include a village store, post office and a public house. The nearby market town of Wallingford offers further local amenities. More extensive facilities can be found in the University City of Oxford which is about 12 miles to the north west.



The village is exceptionally well located for the M40 and M4.



There is an excellent train service from Didcot reaching London Paddington. Reading which is circa 15 miles away also has an excellent main line station.



There is a good local village primary school.



Within the area are many local walks and access to the River Thames with sailing on the lakes at Dorchester-on-Thames.



## The Property

Set within the exclusive Courtyard on this beautiful development in the heart of the village of Warborough. With a high specification throughout, modern interiors and a characterful and timeless design.

This unique three/four bedroom 'B' rated efficient home, set over two floors offers wonderful family accommodation throughout including an impressive principal suite with dressing room, secondary ensuite bedroom with built in storage and two further double bedrooms. The ground floor accommodation is full of natural light with a study/bedroom 4, large open plan kitchen / dining Room, a double aspect formal sitting room with doors onto the gardens plus a Cloakroom and separate utility room.





## FLOOR PLAN

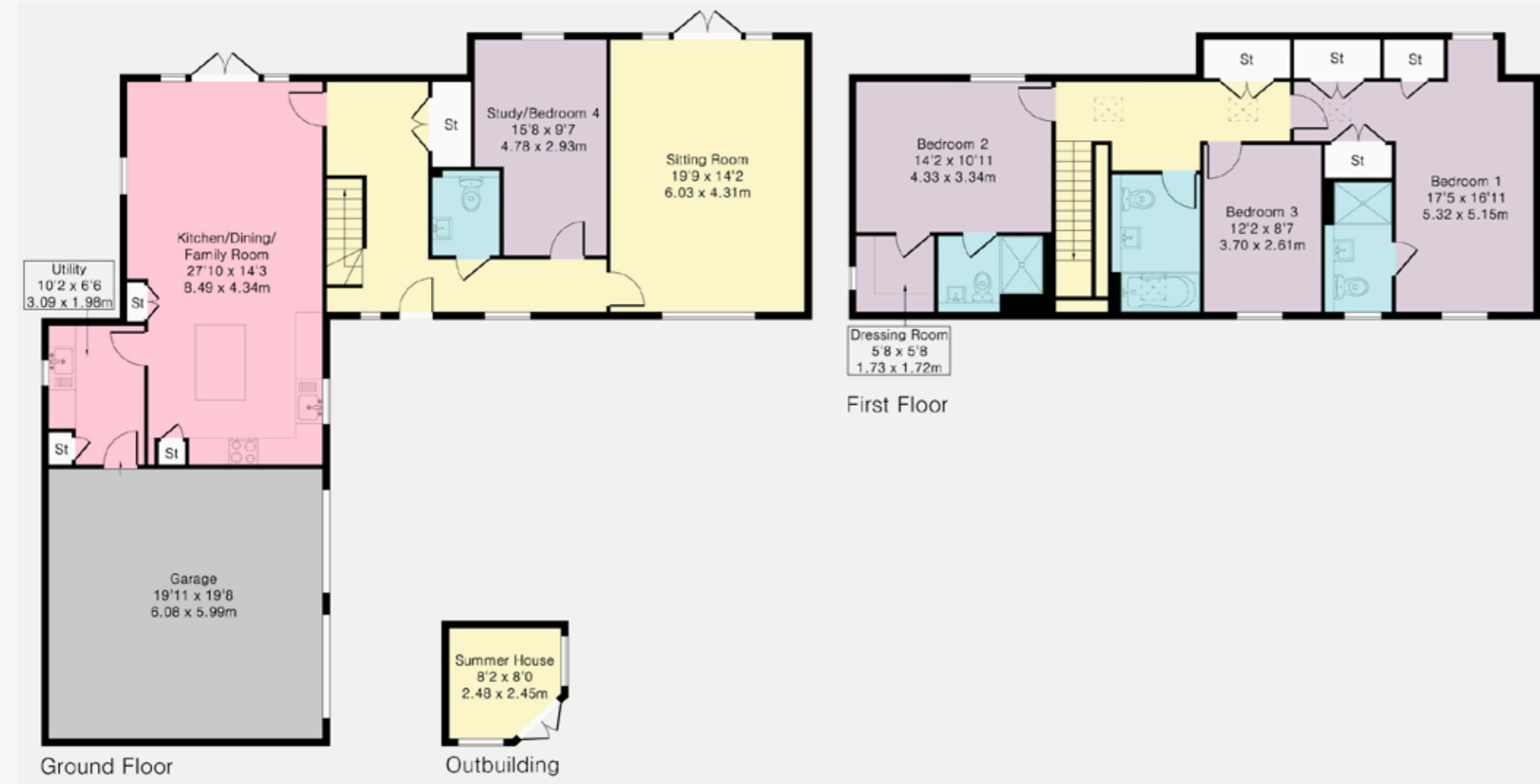
Approximate Gross Internal Floor Area

Ground Floor: 103 sq m / 1,114 sq ft

First Floor: 83 sq m / 890 sq ft

Garage: 36 sq m / 392 sq ft

Total Area: 172 sq m / 1,839 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

## PROPERTY INFORMATION



## Outside

Externally, you will find a private rear garden that has been landscaped to a high standard by the current owners, double garage and driveway. The double garage has dual electric doors, light, power and a dedicated spur for an electric charging point to be fitted.

## Property Information

**Tenure:**  
Freehold.

**Local Authority:**  
South Oxfordshire Council

**Council Tax Band:**  
G

**EPC:**  
B

**Viewings:**

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.



Oxford  
274 Banbury Road  
Summertown, Oxford  
OX2 7DY

**Oliver Saxton**  
01865 264 862  
oliver.saxton@knightfrank.com

**knightfrank.co.uk**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated: November 2024. Photographs dated: November 2024. Capture Property 01225 667287.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.