24 WATERPERRY
WATERPERRY, OXFORDSHIRE OX33 1LB

A stunning Victorian stone fronted house, extended and refurbished to a very high standard and enjoying a peaceful setting within this picturesque village.

Located close to the historic Waterperry House and Gardens, this beautiful four bedroom village home originally dates back to circa 1845, then extended in 1988 to provide well arranged accommodation, whilst retaining a multitude of original features. The property has also been refurbished to a high standard to now provide modern day living with the character and charm of a period property.

Internally, original features include an open fireplace and bread oven to the sitting room and lovely four panel Victorian doors. The ground floor enjoys two light and airy reception rooms of similar proportions, accessed from the original entrance hall and both with lovely bay fronted sash windows, recently replaced with modern timber frames. The family/dining room has an original fireplace but fitted with a cast iron wood burning stove. Of particular note is the kitchen/breakfast room, extending to 16’ in length and fitted with a comprehensive range of cream shaker style units with granite work surfaces. The kitchen is fitted with a range of integrated appliances including an electric fan oven, a further combination oven, an electric hob, dishwasher and washing machine.

On the first floor there are four bedrooms comprising; a master bedroom with en-suite shower room, three further bedrooms (one currently used as a study) and a family bathroom.

Outside the property is accessed via a private gravel driveway providing off street parking for two vehicles. The mature formal gardens are predominately to the front, laid to lawn and enjoying a number of attractive flower and shrub beds. The garden is enclosed to the front by a low level hedge. To the side of the property is a private terrace ideal for entertaining and to the rear is a brick built log store and further space for a bin store.

“AT A GLANCE”

- Beautiful period house with wonderful mature gardens
- Stunning open plan sitting/dining room with wood burning stove
- Extended in more recent years to provide a modern kitchen/breakfast room with appliances
- Four bedrooms including master bedroom with en-suite shower room
- Prime village location close to Waterperry house and gardens
Specification

- Entrance hall
- Modern kitchen/breakfast room with appliances
- Sitting/dining room with wood burning stove
- Family room with open fireplace
- Master bedroom with en-suite shower room
- Three further bedrooms
- Family bathroom
- Off street parking for two vehicles
- Delightful mature gardens to the front
- Attractive courtyard garden
- Highly sought after village location
- Excellent access to Oxford
- Oil fired central heating
- Close proximity to Waterperry house and gardens
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

**Location**

Waterperry is a most peaceful and picturesque South Oxfordshire village, nestling just 8 miles equidistant from the historical city of Oxford and the traditional market town of Thame. Famed for both the beautiful Waterperry Gardens set in 8 acres and the 13th century Saxon church with original glass windows, the village comprises a pleasant mix of both contemporary and period properties. The town of Thame (7 miles) and Wheatley (2.5) miles offer both recreational and domestic facilities. For education there is the reputable village primary school of Ickford located within close proximity, with further schooling at Thame, Wheatley and Aylesbury. For the commuter, the M40 junction 8a is located within 4 miles, offering fast track communications to London & Birmingham. Haddenham & Thame Parkway situated just 8 miles from the property provide a mainline service to London Marylebone & Birmingham New Street.

**Additional Information**

**Services:** Mains water, electricity and drainage  
**Heating:** Oil fired to radiators  
**Energy Rating:** Current E (52) Potential C (79) Further details available on request  
**Local Authority:** South Oxfordshire District Council  
**Postcode:** OX33 1LB  
**Council Tax Band:** E  
**Broadband:** Currently BT infinity, download speed approximately 2.5 Mbps. Gigaclear ultra fast fibre broadband recently installed to the road, contact agent for further details  

**Guide Price:** £695,000