



Thame Road, Waterstock, OX33

Guide Price £1,950,000

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A gated and private plot of c.2.25 acres offering a large, detached family home with a separate annexe and presented in excellent order throughout. This offers a rare and exciting opportunity to acquire a large family home with additional buildings and accommodation which have a range of options and development opportunities subject to planning.

Main house - The accommodation comprises; entrance hall, large sitting room, dining room, cloakroom, utility room, boot room and open plan kitchen/breakfast room on the ground floor. The first floor offers main bedroom with en suite bathroom and dressing area, en suite guest bedroom both enjoying access to the private balcony overlooking the front lawned gardens, two further ensuite bedrooms and access to the loft room above.

Annexe - Attached to the main residence is a one bedroom annexe with separate kitchen and sitting room.

Garden House - In addition there is a one bedroom detached garden house with open plan kitchen/breakfast/sitting room.

Outbuildings - There are a number of outbuildings, a commercial garage and private yard currently for private use and a number of buildings for storage and garden use.

Gardens - The outside space is predominantly laid to lawn with a formal drive, gravel parking area, extensive parking and all sitting discretely behind electric gates. There are mature trees and established borders and behind enjoys views over Waterstock golf course.





Situation

Situated just steps away from Waterstock Golf Course, this property is located just off Junction 8a of the M40. An ideal location for people wanting country life whilst be able to easily commute to London/Birmingham. With direct access to the M40 by car, Haddenham train station is also a short drive offering excellent links to London. Almost at the bottom of the drive there is a regular and reliable bus service to Aylesbury and Oxford City Centre with easy, convenient bus stop locations. There is a supermarket within a short drive of the house , with the village of Wheatley also close by providing local amenities including a local butchers, bakery, cafe, and hairdressers. There is a village pub just a short drive in the village of Tiddington that also serves great food on a daily basis, and further establishments in the village of Wheatley, all accessible by car/bus. There also lovely country walks with public footpaths all around the local area.

Viewing Arrangements

Viewings will be accompanied by a member of staff from Fortnums Estates.

Tenure & Possession

The property is freehold and is offered for sale with vacant possession.



Fixtures & Fittings

Certain items may be available by separate negotiation with Fortnums Estates

Local Authority

South Oxfordshire District Council

Tel: 01235 422422

House Council Tax Band E = £2744.76 per annum

Garden House Council Tax Band A = £1497.14 per annum

Advisory notes

Fortnums Estates has not tested any equipment, fixture, fittings or services, and so does not verify they are in working order. A buyer must confirm the information is correct and be verified by their own solicitors and not rely on the information within these particulars. The measurements supplied for the floorplan are for general guidance. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

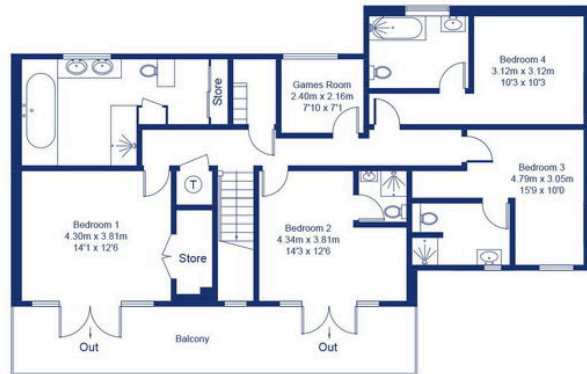
Disclosure Notice

This property is owned by a member of staff working for Fortnums Estates, we are offering full disclosure In accordance with Section 21



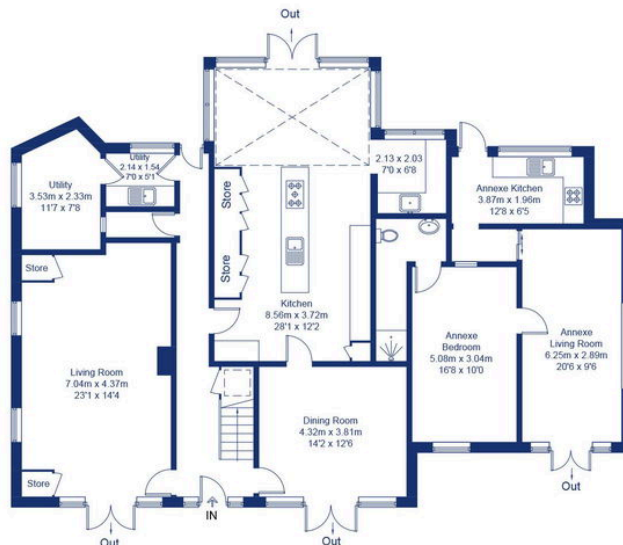


Approximate Gross Internal Area = 293.3 sq m / 3157 sq ft
 Garage / Workshop = 109.9 sq m / 1183 sq ft
 Total = 403.2 sq m / 4340 sq ft
 Pool House = 40.6 sq m / 437 sq ft
 Shed / Storage = 79.5 sq m / 855 sq ft
 For identification only - Not to scale

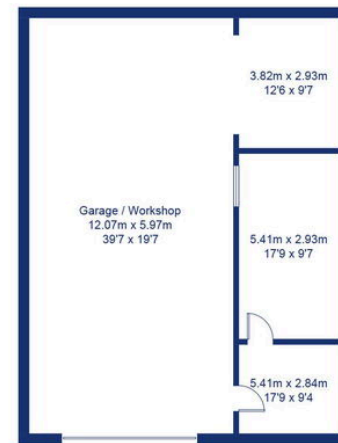


(Not Shown In Actual Location / Orientation)

First Floor



Ground Floor

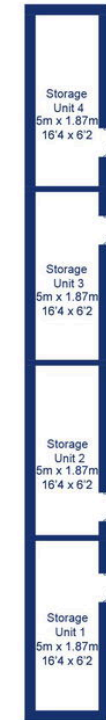


(Not Shown In Actual Location / Orientation)



Outbuildings

(Not Shown In Actual Location / Orientation)



Floor plan produced in accordance with RICS Property Measurement Standards.
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01865 745555

Prima House, 267 Banbury Road, Summertown, Oxford, OX2 7HT

sales@fortnumsestates.co.uk

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