



THE OLD TIMBERYARD
WATERSTOCK OXFORDSHIRE



THE OLD TIMBERYARD

WATERSTOCK
OXFORDSHIRE

A wonderful village home enjoying the most fabulous tranquil setting within this highly regarded village

GUIDE PRICE £995,000



The Property

As the address suggests "The Old Timberyard" was a timber yard for the Waterstock Estate, once owned by the Ashurst family. The barn was originally built in 1849 as the carpenter's workshop. The workshop and yard were both in use until the mid-1950's

In 1985 the current owners built the new dwelling for them to reside in and retained the Barn as a super workshop.

This property is not only very rare but has huge potential to create any number of uses subject to planning.

The current accommodation to the main residence is entrance hall with stairs to first floor. Access to both the sitting room and kitchen/dining room.

The sitting room is of a good size and has a lovely open fire, perfect for the autumn/winter evenings. There is access from here to an attractive conservatory with double doors enjoying views of the private front garden. Special mention must be made of the traditional farmhouse kitchen/dining space. Light and spacious with a range of attractive shaker style units, complimented with granite worktops, a built-in oven, a dishwasher and an added bonus of an Everhot range. The honey combed ceiling beams really enhance the cosy feeling in this lovely space. A useful boot room, utility room and downstairs shower room completes the ground floor.

To the first floor: The principal bedroom has a range of built in wardrobes and is of a great size. There are two further double bedrooms and a large family bathroom.

Outside

The front garden is mainly laid to lawn with interspersed mature fruit trees. There is a large woodshed, and oodles of parking for many motor vehicles along with a substantial car barn.

The Barn is special, currently used as a workshop. Light and power are in situ and wow! this has so much potential. (subject to planning).

The gardens to the rear are extensive. There is a large vegetable garden, large lawns, mature trees and various garden buildings including green house, summer house and wood store. This is so private and very beautiful.

Location

Waterstock's name is derived from the Old English for "Water place" and is a most attractive South Oxfordshire village uniquely placed within easy reach of Oxford, Thame and the M40 motorway. The village is located along a quiet road with very little traffic and the river Thame provides a beautiful backdrop. Stunning rural walks are available with a network of popular routes including the Oxfordshire Way and The Seven Shires Way. Amenities within the village include Waterstock Golf course and the Riding School, with Waterperry farm shop located within walking distance. The thriving market town of Thame (5 miles) offers a wonderful selection of independent shops, cafe's, restaurants, pubs, a sports centre and a regular market every Tuesday. An unrivalled choice of state and independent schools are all close by, with primary school's in both Great Milton and Ickford village, Lord Williams's Secondary school in Thame and

further private schools in Oxford including The Dragon School, Magdalen College and St Edward's. For the commuter, Haddenham & Thame parkway for London Marylebone is just 7 miles and The M40 (junction 8a) is within striking distance offering access to Oxford, London and the nearby Bicester retail village.

Post code for SatNav: OX33 1JT
Additional Information


Council Tax Band – F EPC Rating – D

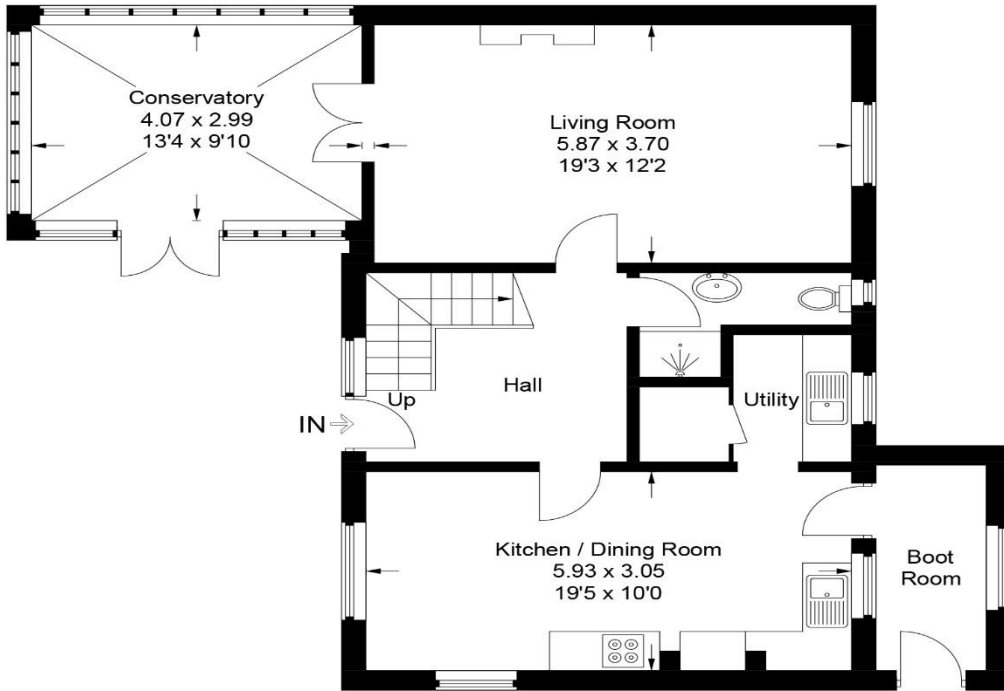
Services – Mains electricity, water, drainage and Oil fired central heating

Local Authority – South Oxfordshire DC
Tenure - FREEHOLD

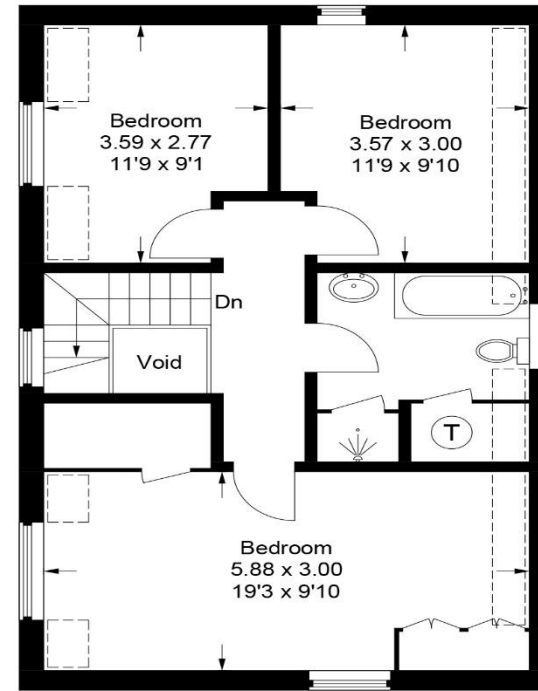
Ref: TH/3318



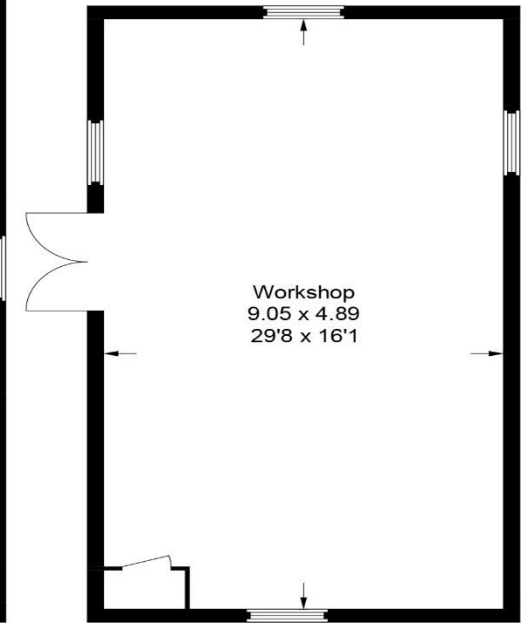
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

The Old Timberyard

Approximate Gross Internal Area
Ground Floor = 76.8 sq m / 827 sq ft
First Floor = 58.9 sq m / 634 sq ft
Workshop = 44.3 sq m / 477 sq ft
Total = 180.0 sq m / 1938 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Tim Russ & Company

112 High Street, Thame, Oxon OX9 3DZ

T: 01844 217722

E: thame@timruss.co.uk

www.timruss.co.uk

TIM RUSS
& COMPANY