



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

Albury House, Albury, OX9 2LP



ALBURY

The ancient hamlet of Albury is tucked away in the countryside, yet just three miles from the popular market town of Thame. A church and a small cluster of historic homes make up this idyllic corner of Oxfordshire, Albury House being one of them. A substantial, traditional thatch cottage, this four bedrooomed property would make a wonderful family home or very special occasional residence. From the medieval inglenooks to the Victorian fireplaces, Albury House is a Grade II listed treasure trove of period features, now awaiting the next step of its journey into the 21st century. Many locals don't know that Albury exists. Access is via a single track lane over wide open fields - a through-route to nowhere and only familiar to the handful of homeowners who live there.

Albury is ideally placed to commute to both London and Oxford. It is a short drive to Junction 8a of the M40 and there is a frequent train service to London from Haddenham & Thame Parkway.

Bedrooms 4 | Bathrooms 3 | Receptions 3



ALBURY HOUSE

Albury House is a beautiful thatch in a familiar South Oxfordshire style, with a painted facade and plenty of instant charm. Tucked behind trees and hedges in a pretty corner setting, the property has its own detached garage and gate leading into the large lawned garden to the front. Beautifully private, it's worth noting that while the cottage is attached by a rear wall to the period property next door, it feels very much like a detached home.

Through the entrance porch and the cottage's charms are immediately evident. The welcoming, light, spacious hallway leads through into what is currently used as a formal dining room with stunning original flagstones and from there into the generous, warm, dual aspect sitting room. Large inglenook fireplaces feature in both reception rooms. Centuries later, the dining room fireplace and hearth were 'updated' with beautiful Arts and Crafts brick and tile work, all part of the wonderful historical patchwork of this cottage's history. A sunroom leads off the sitting room taking in the views of the pretty cottage garden.

The kitchen is situated at the rear of the property (with a separate utility and shower room adjacent), it is neat and well maintained and at nearly 22 feet in length it offers considerable space for the keen cook.

On the first floor there are three doubles, all with exposed beams. The fourth smaller bedroom is currently being used as an office space and would also work well as a nursery or child's room. There is also an ensuite shower room to the largest double and the family bathroom in the middle of the property is a good size. Upstairs again and you will find a useful 'secret' loft space.



Albury House, Albury, Thame, Oxfordshire

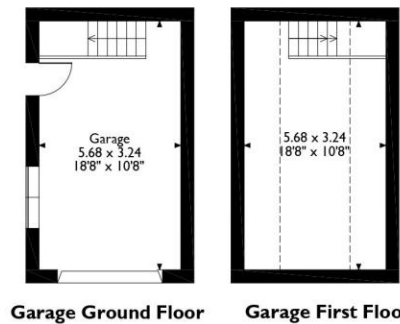
Approximate Gross Internal Area
 Main House = 188 Sq M/2023 Sq Ft
 Garage = 27 Sq M/291 Sq Ft

Properties such as Albury House are becoming increasingly hard to find. Much loved family homes like this, which have enjoyed care and respect over the years, are the ones that are lucky enough to still have their history and charm intact. This house is extremely special and now ready for a new chapter to begin and for the next generation to enjoy the space, character and unique setting.

SERVICES

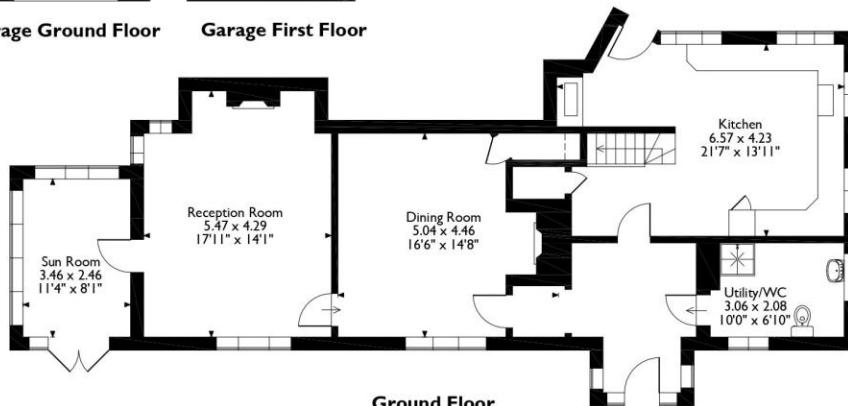
Oil fired central heating and private drainage.

South Oxfordshire District Council
 Tax band G

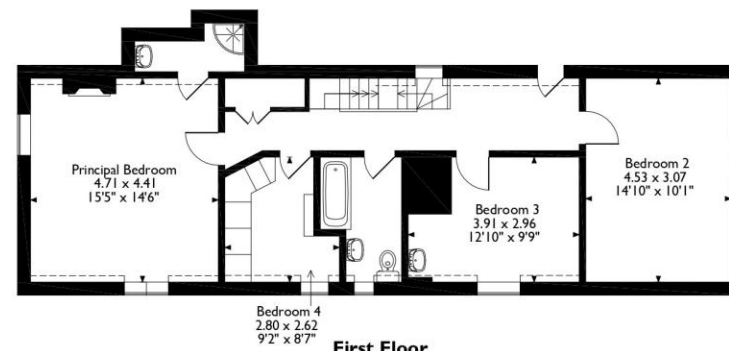


Garage Ground Floor

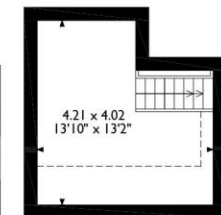
Garage First Floor



Ground Floor



First Floor



Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

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