



Moreton, Thame, South Oxfordshire





Moreton Thatch

A wonderfully secluded Grade II listed house with large gardens in a small rural hamlet within striking distance of Thame and Oxford



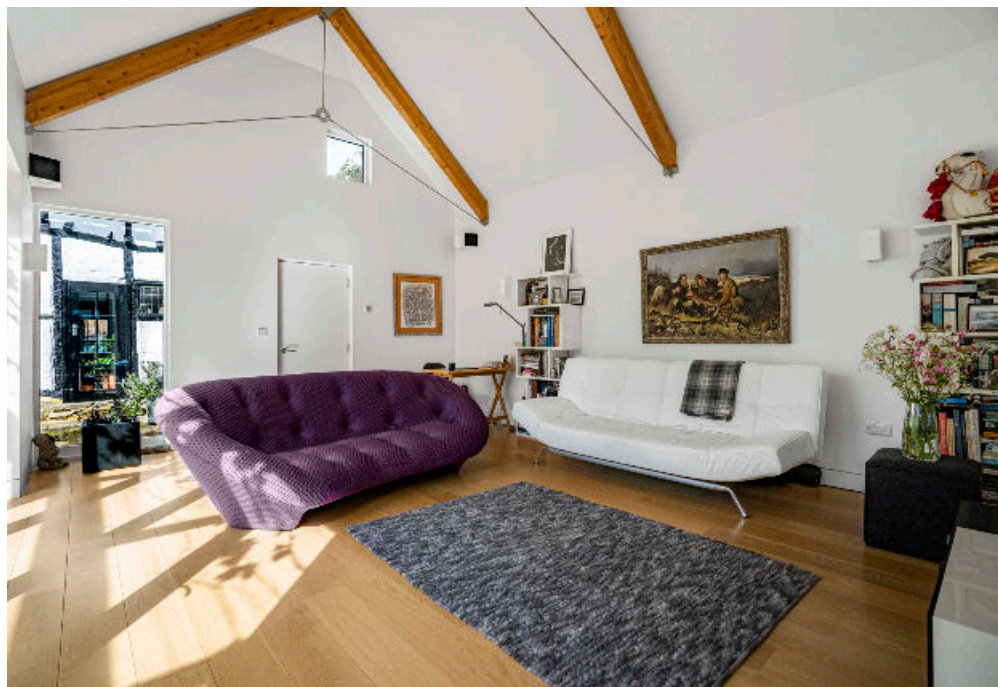
Tenure: Available freehold

Local authority: South Oxfordshire District Council

Council tax band: F







The Property

Moreton Thatch is a charming Grade II listed cottage believed to date back to the early 17th Century. The property has undergone a sympathetic renovation and a modern extension by the current owners while maintaining its historical features. The ground floor consists of an entrance hall, with a kitchen/breakfast room off it, which has been maintained to be in-keeping with the older aspects of the property. It benefits from a traditional Aga, farmhouse-style brick flooring, a breakfast bar, and a door to the enchanting rear garden.

The two original beamed reception rooms include a dining room and a sitting room with an open fireplace with a log burner. A pitched roof study and downstairs bathroom can also be found on the ground floor.

Towards the rear of this family home is an architecturally designed, glazed partition linking both old and new. The new contemporary wing has been designed so that, if one wishes, it can be a self-contained annexe. There is a utility with doors on either side accessing the garden, a stunning light and airy family room with vaulted ceilings, large windows overlooking the terrace and pond, and exposed wooden tie beams, and a downstairs double bedroom with floor-to-ceiling windows overlooking the secluded garden and fields beyond and an en suite.

The first floor is divided into two sections, offering flexibility. Three double bedrooms are accessed from the original cottage, with the principal bedrooms having beamed walls, wooden floors, and undisturbed views over the gardens. The family bathroom is also in the original house.



Garden

Externally, Moreton Thatch is on a no-through road and is set back within its plot. There is a driveway and garage, which has elapsed planning permission to be rebuilt. The gardens and grounds surround the property and incorporate a pathway that leads to the rear of the property and to a delightful sun terrace that commands stunning views over the gardens. The rear garden is mainly laid to lawn, framed by flower and herbaceous borders, an orchard and is enclosed with mature hedging and many trees, including apple, pear, and various damsons/plums. The well-tended gardens and grounds, measuring approximately 0.6 acres, are quintessential and complement the beautiful detached house and rural setting.

Location

To the south of the historic market town of Thame, Moreton is a hamlet ideally located for commuting to Oxford and London. Thame offers a weekly market and has an extensive range of amenities, including Lord Williams secondary school, primary schools, restaurants, sports clubs, Waitrose, and Sainsbury supermarket.

The M40 gives convenient access to London, Bicester, Birmingham, and the Midlands. Haddenham & Thame Parkway mainline station provides a regular service to London Marylebone station from 39 minutes.

Moreton is very well located for a wide choice of highly regarded schools nearby, both state and independent. For leisure, the Oxfordshire Golf Club and Spa is 2 miles drive away and a little over 1 mile by foot. There is a wide choice of excellent restaurants and pubs in the area, including The Plough in Great Haseley and Le Manoir aux Quat'Saisons at Great Milton. Footpaths and bridleways connect to Thame and, with the Phoenix Trail for cycling and walks in the Chilterns area of outstanding natural beauty, and Waddesdon Manor a short drive away.

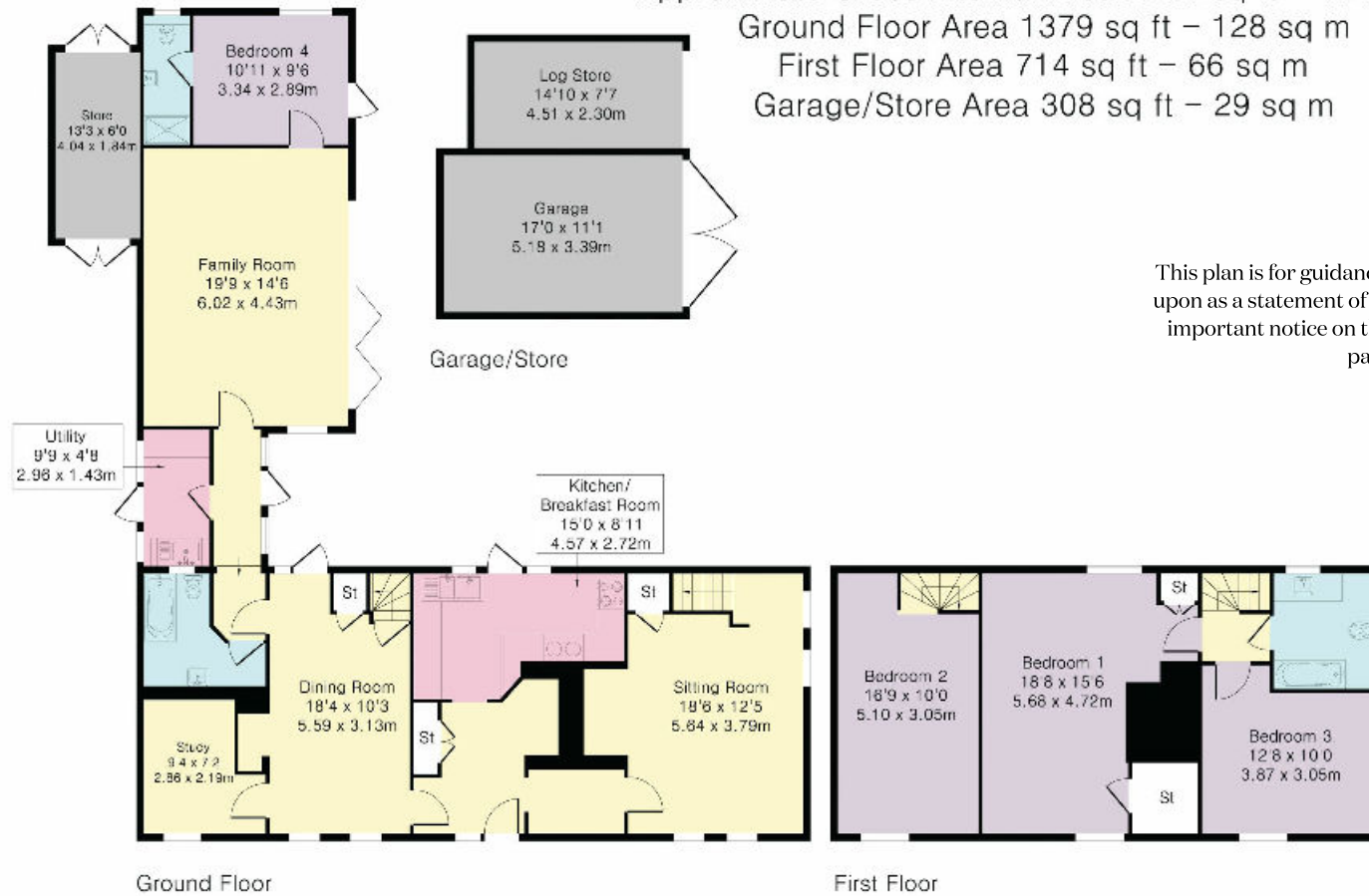


Approximate Gross Internal Area 2093 sq ft – 194 sq m

Ground Floor Area 1379 sq ft – 128 sq m

First Floor Area 714 sq ft – 66 sq m

Garage/Store Area 308 sq ft – 29 sq m



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.

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I would be delighted to tell you more

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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.

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