

# Clarendon House

Moreton, Thame, Oxfordshire





# A contemporary 5-bed home with high-tech features and countryside views.

  
5

  
4

  
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## Summary of accommodation

### Main House

**Ground Floor:** Living room | Study | Kitchen/family room | Dining room | Utility | Pantry | WC

**First Floor:** All bedrooms with balconies. Principal bedroom with dressing room and en suite | Four further bedrooms, two with dressing rooms and en suites | Family bathroom

### Garden and Grounds

Garage | Large shed



# Situation

(Distances and times are approximate)



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 via a hard path, cross country walk or bike (c. 20 min walk) and, with the Phoenix Trail for cycling and walks in the Chilterns area of outstanding natural beauty, and Waddesdon Manor a short drive away.



# Clarendon House

Built in 2018, this modern five bedroom home blends cutting-edge technology with luxury living. Offering a spacious and flexible layout, the property has three en suite bedrooms with dressing rooms, all with balconies, two further bedrooms with balconies and a family bathroom.

Located off a quiet no-through lane, you are welcomed by electric wooden gates that open to a large driveway with parking for multiple cars and a double garage with remote-controlled doors.

As you enter the property, you are met with a beautiful double-height entrance hall with windows spanning from floor to ceiling. Off the hallway, you will find an excellent-sized study, a spacious, light sitting room with an open fire, and, at the heart of the home, a sleek kitchen with a walk-in pantry. This modern kitchen has many benefits, including app-controlled appliances and a Quooker tap providing instant boiling, sparkling, and filtered water and a sizeable log-burning stove. It also features a large U-shaped island, a family seating area with bifold doors opening to the patio with views of the garden and surrounding fields, and a dining area currently open to the kitchen but could be closed if one wishes. There are app-controlled kitchen appliances, alarms, heating and car park gates and seamless mesh wifi throughout the house and garden. The rear garden also has a large garden shed, there is further outside storage found to the rear of the double garage.

The house has unique windows that also act as doors, seamlessly connecting indoor and outdoor living. App controlled underfloor heating supplies the ground floor and radiators upstairs, both controlled via a smart app. Photovoltaic panels and EV charge points will appeal to eco-conscious homeowners.









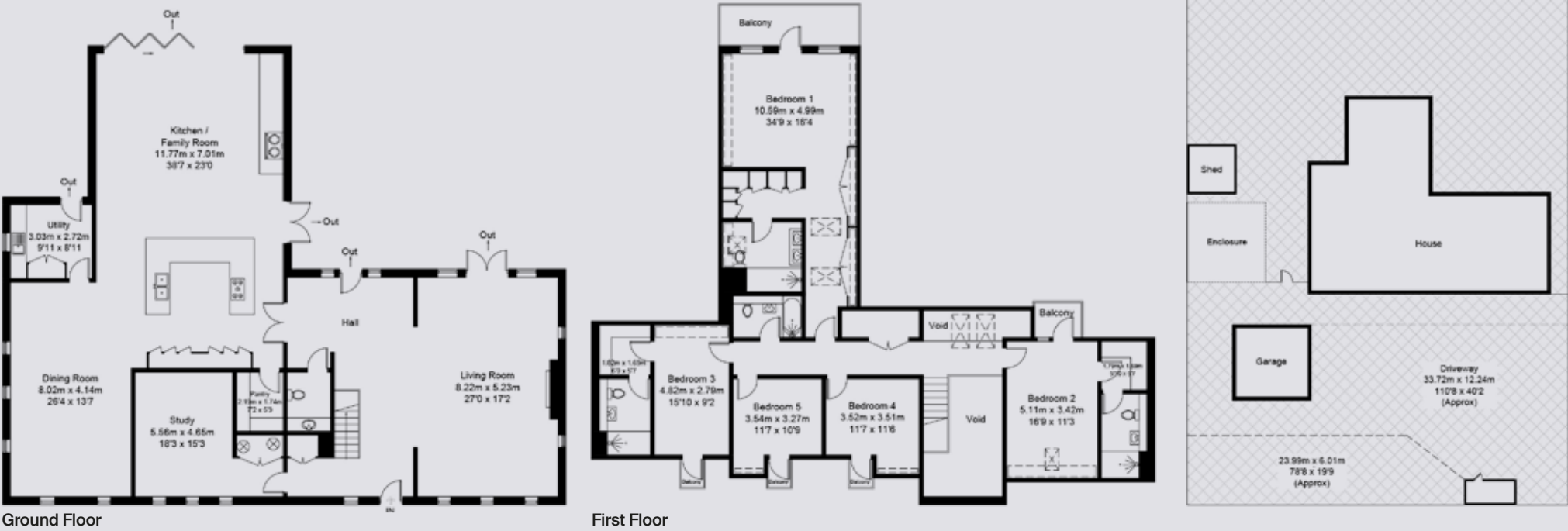




FLOORPLAN

Approximate Gross Internal Floor Area  
Main House = 382.9 sq.m / 4,121 sq.ft  
Garage = 37.8 sq.m / 407 sq.ft  
Total = 420.7 sq.m / 4,528 sq.ft  
Shed = 15.5 sq.m / 166 sq.ft

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.



Additional Features

- Instant hot water at all taps.
- Dimmable lighting throughout.
- Large airing cupboard for extra storage.
- App controlled kitchen appliances, alarms, heating, cap park gates.
- NHBC certificate until 06/11/2028.

Property Information

**Services:** Gas central heating / Mains water / mains electrics / Mains drainage

**Local Authority:** South Oxfordshire

**Council Tax:** Band H

**What3Words:** ///encourage.scannery.yachting

**Postcode:** OX9 2HR

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



**Oxford**  
274 Banbury Road  
Summertown, Oxford  
OX2 7DY

**Oliver Saxton**  
01865 264 862  
oliver.saxton@knightfrank.com

**knightfrank.co.uk**

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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