

# KIMMERIDGE

WATERSTOCK, OXFORDSHIRE. OX33 1JT



HAMNETT  
HAYWARD

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**A wonderful village home enjoying the most fabulous tranquil setting with glorious gardens and grounds extending to two acres.**

Situated at the foot of your private drive offering excellent privacy whilst located within the heart of this small rural village, this unique single storey home is located within the most glorious setting with gardens and grounds adjoining the River Thames. Kimmeridge was originally constructed in the 1970's and is defined by a grade II listed wall and wrought iron gate which not only creates privacy but is also a feature opening to the wonderful gardens. The property is currently a welcoming home and is flooded with natural light, alternatively there is planning permission to create a stylish contemporary home by remodelling the property. Set in a conservation area the property is just a short drive from the picturesque market town of Thame and offers excellent access to both Oxford & London. (Under 40 minutes to London Marylebone from Haddenham & Thame parkway)

On entering the property an impressive entrance hall provides access to the majority of the accommodation, in particular the 18' conservatory which conveniently opens to the formal garden. Further accommodation includes a sitting room with a wood burning stove, a generous kitchen/breakfast room fitted with a range of base and eye cupboard and drawer units with a red 'Everhot' range. The property has the possibility of four bedrooms, two of which have en-suite bathrooms.

Externally the property is approached through a private driveway with a further five bar gate opening to a substantial area of off street parking. A detached home office with kitchenette area provides the perfect place to work from home, also offering further potential to extend into an annexe/bedroom four. The tranquil gardens are a particular attribute of this home offering a sunny South-Westerly aspect with the most beautiful manicured garden extending directly to the River Thames. The range of mature trees include Redwood Wellingtonia, Mulberry, Tulip, Indian Bean, Oak and Yew trees. A further paved terrace provides an ideal position for entertaining and 'Al-Fresco' dining, accessed directly from the conservatory. The total land extends to approximately two acres with lovely lawned areas with herbaceous borders and further specimen trees. A substantial detached stone outbuilding currently used for storage is nestled along the listed wall.

In our opinion Kimmeridge offers the most unique opportunity to design and create your very own individual home, all within substantial grounds and gardens yet on the doorstep to London & Oxford.

“A UNIQUE SINGLE STOREY DWELLING WITH CURRENT PLANNING PERMISSION TO RE-DESIGN AND EXTEND, POSITIONED WITHIN THE MOST FABULOUS SETTING AND LAND APPROACHING TWO ACRES WITH RIVERSIDE VIEWS”



## AT A GLANCE

- A wonderful village residence offering current planning permission to design a contemporary home
- Stunning rural village setting close to the market town of Thame & The City of Oxford
- Substantial mature gardens and grounds extending to two acres, including riverside views
- Large outbuilding, detached home office, substantial parking
- Excellent connections to Oxford and London Marylebone (40 mins from Haddenham & Thame)



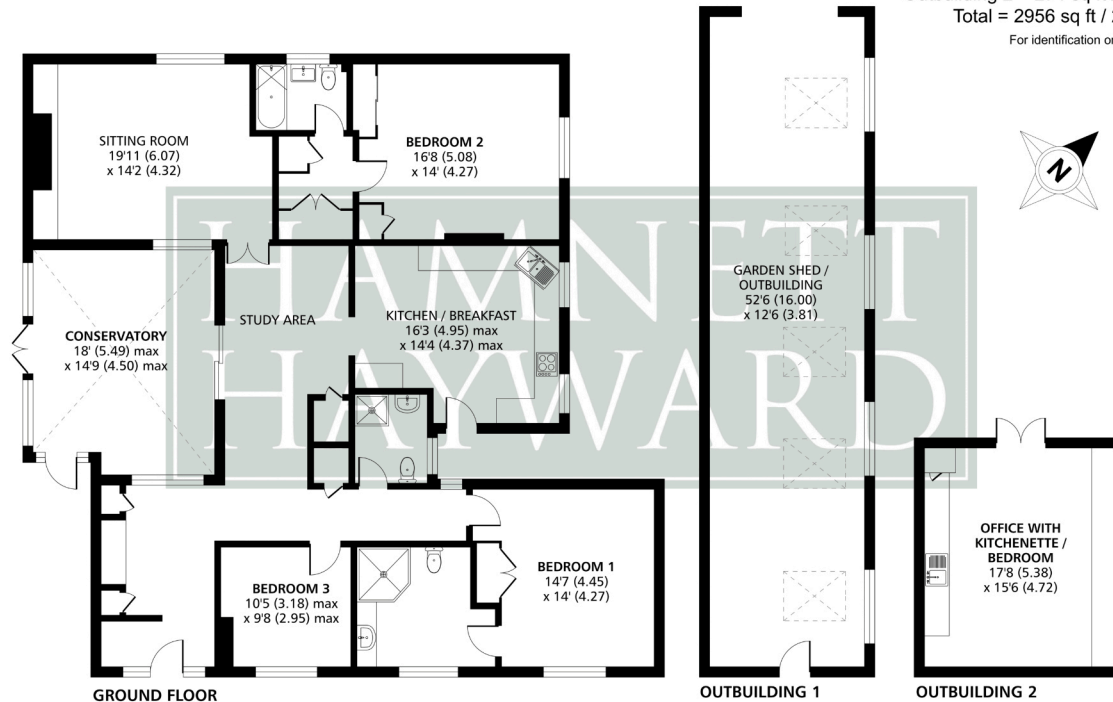
## SUMMARY

- Entrance hall
- Shower room
- 16' Kitchen/breakfast room
- Sitting room with wood burning stove
- 18' conservatory overlooking the garden
- Master bedroom with en-suite shower room
- Two/three further bedrooms
- Family bathroom
- Detached home office with kitchenette
- Further stone outbuilding extending to 52' in length
- Truly stunning formal gardens and grounds extending to almost two acres
- Driveway opening to a substantial area of gated off street parking
- Secluded garden extending to provide riverside views
- Planning permission to create a contemporary design
- In need of updating
- Highly sought after village with excellent connections to Oxford & London
- London Marylebone in under 40 minutes from Haddenham & Thame parkway (just 7 miles)
- M40 junction 8a, within a five minute drive for access into London, Oxford and Bicester retail village
- The Chiltern Hills just 10 miles - perfect for keen cyclists/walkers wanting to visit local routes including the Ridgeway National Trail, the Phoenix Trail, the Oxfordshire Way

## Kimmeridge, Waterstock, Oxford, OX33

Approximate Area = 2026 sq ft / 188.2 sq m  
Outbuilding 1 = 656 sq ft / 60.9 sq m  
Outbuilding 2 = 274 sq ft / 25.4 sq m  
Total = 2956 sq ft / 274.5 sq m

For identification only - Not to scale



## 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. St. Leonard is the parish church with records dating from about 1190. Regular services are held there. 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 from Kimmeridge via 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. For restaurants, Le Manoir Aux Quat Saisons, Sir Charles Napier and the Nut Tree, are close by.

## ADDITIONAL INFORMATION

**Services:** Mains water and electricity.

**Heating:** Solid fuel central heating to radiators

**Energy Rating:** Current E (47) Potential C (70)

**Local Authority:** South Oxfordshire District Council

**Postcode:** OX33 1JT

**Planning permission:** P23/S2655/HH

**Council Tax Band:** E



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hamnett Hayward Ltd. REF: 1121928

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