

# CLARENDON HOUSE

MORETON, NR THAME, OXFORDSHIRE. OX9 2HR



HAMNETT  
HAYWARD



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OXFORDSHIRE OX9 2HR

**The most stunning village home designed to offer elegant living within a stylish interior extending to 4,121 sq.ft, all within beautiful landscaped gardens totalling 0.5 acres.**

Approached via a 'no-through' village lane, Clarendon House occupies the most stunning setting within this pretty Oxfordshire village, offering far reaching views of the Chiltern escarpment to the front and adjoining open farmland to the rear. Constructed just six years ago by a reputable house builder renowned for bespoke designs, the property offers stunning cedar-clad walls with floor-to-ceiling aluminium windows allowing natural light to flood throughout this wonderful home. Located within this delightful rural village, the property offers convenient access by footpath to the thriving market town of Thame. For the commuter, the M40 is just five minutes away and the nearby station at Haddenham & Thame offers a comprehensive service into London Marylebone in under 40 minutes.

A stylish glazed atrium provides the perfect welcoming into this wonderful home, opening to a stunning reception hall fitted with oak flooring, providing further access to all principal reception rooms. To the ground floor and of particular note is the substantial open plan kitchen/family room, extending to an impressive 38' in length and featuring bi-fold doors opening to the wonderful gardens, a raised wood burning stove and a walk-in-pantry. The kitchen itself is fitted with flush soft close doors and drawers with silestone worktops, a comprehensive range of Siemens appliances (app controlled) are fitted throughout including; three ovens, a five zone induction hob, a tall fridge and freezer, coffee machine, dishwasher and wine cooler. A corresponding island unit has further storage and space for seating and socialising. For more formal occasions, a dining room opens from the kitchen and a separate sitting room features a stone fireplace and a triple aspect provides natural light, with further doors opening to the garden. A separate study and utility room complete the ground floor. To the first floor are five bedrooms in total including three bedroom bedroom suites and a family bathroom. The principal bedroom suite is located to the rear, enjoying glazed doors opening to a private glazed balcony, taking full advantage of the delightful rural outlook.

Outside, the property is approached through an App controlled electric gate, opening to a substantial area of off street parking and a detached double garage with electric doors. The rear garden is beautifully manicured with lawn and a substantial terrace is perfect for summer entertaining and enjoying stunning sunsets. The garden is bordered with post and rail fencing to enjoy the adjoining countryside and wildlife. Within the house is App controlled heating with instant hot water, kitchen appliances are app controlled as is the house and garage alarm.

“OCCUPYING A PEACEFUL VILLAGE SETTING WITH OUTSTANDING VIEWS, CLARENDON HOUSE IS A SUPERBLY DESIGNED CONTEMPORARY RESIDENCE OFFERING TIMELESS ELEGANCE THROUGHOUT, ALL WITHIN BEAUTIFULLY LANDSCAPED GARDENS OF 0.5 ACRES”



## At a Glance

- The most elegant village home offering unrivalled accommodation extending to 4,121 sq.ft
- 38' open plan kitchen/family room with bi-fold doors opening to garden and large wood burner
- A fabulous setting with stunning views in 0.50 acre grounds bordered by open countryside
- 100' frontage with app controlled gates opening to substantial parking and detached garage
- London Marylebone in just 37 minutes from Haddenham & Thame parkway





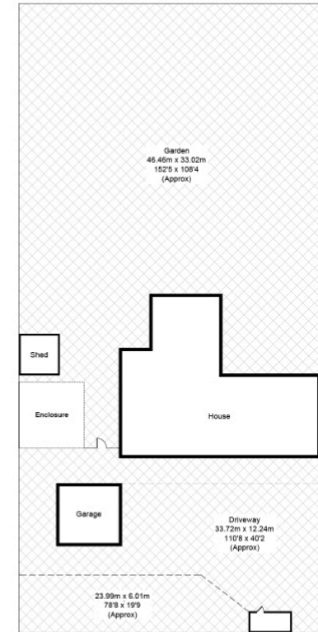
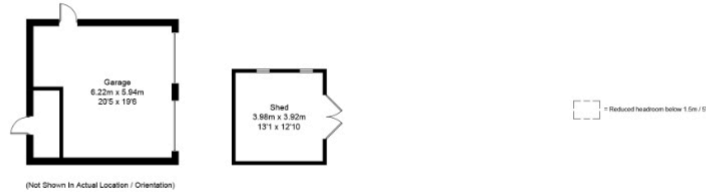
## SUMMARY

- Stunning glazed atrium to reception hall fitted with oak flooring, featuring steel and glass staircase
- All ground floor windows are full length doors
- Cloakroom
- Study
- 27' sitting room with open fireplace and glazed door to garden
- Fabulous 38' open plan kitchen/family room with bi-fold doors opening to garden and large wood burning stove
- Well equipped kitchen with walk in pantry, silestone work surfaces, Quooker tap with sparkling and filtered water and a comprehensive range of Siemens appliances, including a number of App controlled ovens
- Utility room
- 26' dining room
- Substantial principal bedroom suite with glazed sliding door opening to private balcony, walk in dressing room and en-suite shower room
- Two guest bedrooms with en-suite shower, two further bedrooms and a family bathroom. All bedrooms have full length glass doors and balconies
- App controlled electric gates opening to a substantial area of private parking. Detached double garage with electric doors and EV charge point
- Substantial plot extending to 0.5 acres
- Stunning landscaped garden with generous terrace for entertaining
- Adjoining open countryside with views, picturesque rural village location situated within walking distance of Thame via the Phoenix Trail
- London Marylebone in under 40 minutes from Haddenham & Thame parkway



## Clarendon House, OX9

Approximate Gross Internal Area (Excluding Voids) = 382.9 sq m / 4121 sq ft  
Garage = 37.8 sq m / 407 sq ft  
Total = 420.7 sq m / 4528 sq ft  
Shed = 15.5 sq m / 166 sq ft  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards.  
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## LOCATION

MORETON is a picturesque semi-rural hamlet surrounded in glorious countryside within a 20 minute walk of the attractive market town of Thame, connected by a footpath. The countryside is right on the doorstep, with walking and cycling opportunities aplenty, including the Phoenix Trail, offering stunning views and the beautiful Oxfordshire Way. Just a short walk away, the Oxfordshire Golf Club has a Championship course, rated one of the best in the country and home to many international tournaments, with a luxurious spa and hotel. Nearby Thame is a bustling Oxfordshire market town conveniently located within a short walk of the village, the town offers many amenities such as a sports centre with a modern swimming pool, shops and supermarkets, public houses and restaurants. The town is also famous for its annual food festival attracting 1000's of visitors into the heart of the town centre. Local education facilities are provided for all ages and include the renowned Lord Williams' Comprehensive School. All church denominations are catered for with a particularly well known Catholic school. Further private schools are located in nearby Dorton (Ashfold school) and Oxford. For the commuter the M40 (junctions 6 and 7 & 8a) provide access to London, Oxford and the Midlands. Haddenham & Thame parkway is located within a short drive providing regular direct line services to London Marylebone in under 40 minutes. For leisure, 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.

## ADDITIONAL INFORMATION

Services: Mains water, electricity and drainage, Photovoltaic solar panels reducing costs and providing EV charging  
Heating: Highly efficient App controlled wet system with external oil boiler to under floor heating, radiators to first floor  
Energy Rating: Currently Band B - 82, Potentially B - 83  
Postcode: OX9 2HR  
Council Tax Band: G



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