

KINGS ARMS HOUSE

76 HIGH STREET, TETSWORTH, OXFORDSHIRE OX9 7AE



HAMNETT
HAYWARD

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An attractive Grade II listed period family house set in a commanding position with landscaped garden and outbuilding

Kings Arms House as its name would indicate, was formerly a public house dating from the 17th Century. The property was originally converted into a residential dwelling in 1965 and now works superbly as a spacious family home offering 2660 sqft of living space whilst retaining many period features. In more recent years, our clients have taken the accommodation to the next level with an extremely high standard of fixtures and fittings and contemporary decoration.

Internally, the property now benefits from a spacious split level kitchen/breakfast room fitted with a contemporary range of storage units, granite countertops and integrated German appliances which in-turn is served by a useful utility room fitted with matching storage units and granite counter tops. The remaining ground floor accommodation consists of a spacious dining hall with impressive fireplace, living room with oak floor and the advantage of two further receptions including an outstanding 31' drawing room on two levels which again has been tastefully updated and features double doors out to the rear terrace.

On the first floor, all four bedrooms are double in size with fitted wardrobes to bedrooms 1 & 3 and the two bathrooms (including a spacious ensuite) are tastefully fitted with contemporary modern fittings. A further staircase leads to the second floor loft area which presents an opportunity for conversion to a work room or bedrooms and bathroom (subject to Planning Permission and listed building consent).

Outside Kings Arms House has been professionally landscaped and includes off street parking for three cars, good sized raised gardens to the south aspect laid mainly to lawn with well stocked borders, two useful outbuildings and a recently upgraded secluded sunny terrace to the rear of the house again beautifully landscaped making it an ideal setting for alfresco dining.

“A SUBSTANTIAL GRADE II LISTED FORMER VILLAGE INN, LOVINGLY RESTORED AND UPDATED TO A HIGH STANDARD OFFERING VERSATILE ACCOMMODATION OF ABOUT 2660 SQFT WITH FURTHER FULL HEIGHT 41 LOFT ROOM/ATTIC SPACE”



AT A GLANCE

- Substantial Grade II listed detached house offering over 2660 sqft of living space
- Renovated and up-dated to a very high standard
- Five receptions including a 31' drawing room, Four double bedrooms & two bathrooms
- Attractive landscaped gardens and large terrace for entertaining
- Ideally situated for easy access to the M40 (Junctions 6 & 8)



SUMMARY

- Dining hall
- Sitting room
- Split level 31' drawing room
- Study
- Kitchen/breakfast room
- Utility room
- Glazed lobby
- Family room
- Master bedroom with en-suite
- Three further double bedrooms
- Family bathroom
- Full height 41' loft room/attic space
- Off street parking for 3 vehicles
- Landscaped gardens
- Outbuildings
- Large rear terrace
- Renovated to a high standard



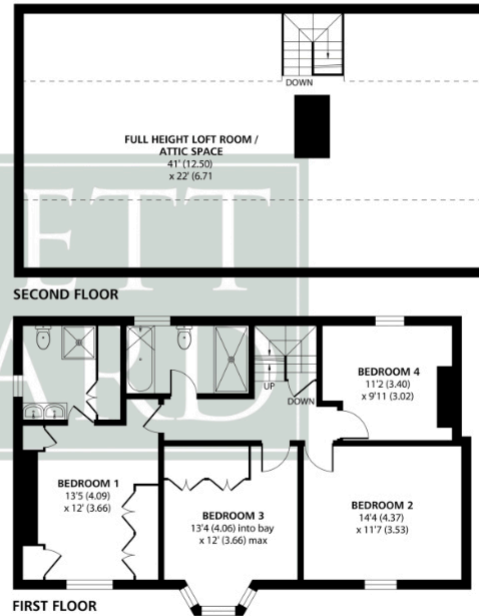
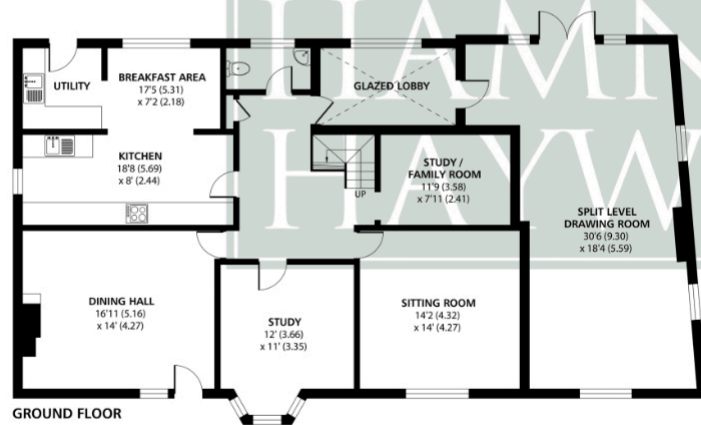
High Street, Tetworth, Thame, OX9

Approximate Area = 3085 sq ft / 286.6 sq m

Limited Use Area(s) = 493 sq ft / 45.8 sq m

Total = 3578 sq ft / 332.4 sq m

For identification only - Not to scale



LOCATION

Tetworth is a pretty Oxfordshire village with a lovely village green ideally situated for easy access to the M40 (Junctions 6 & 8) to High Wycombe, London, Oxford and Birmingham. There is a mainline railway station at Princes Risborough a few miles distant offering regular direct line services to London Marylebone and Birmingham. Facilities in the village include a primary school, restaurant, public house and mobile post office services on Wednesdays. The village is also famous for the Swan Antiques Centre. More comprehensive amenities are available at Thame, Princes Risborough and High Wycombe.

ADDITIONAL INFORMATION

Services: Mains water, electricity & drainage

Heating: Modern oil fired heating to radiators

Energy Rating: N/A Listed Building

Local Authority: South Oxfordshire District Council

Postcode: OX9 7AE

Council Tax Band: F

Tenure: Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2024. Produced for Hamnett Hayward Ltd. REF: 1152190

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