

# ELM TREE FARMHOUSE

MORETON, NR THAME, OXFORDSHIRE. OX9 2HR



HAMNETT  
HAYWARD



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OXFORDSHIRE OX9 2HR

**A beautiful extended four bedroom Grade II listed farmhouse set in glorious gardens with small paddock featuring a period timber framed barn**

Elm Tree Farmhouse is a wonderful Grade II listed farmhouse dating back in parts to the mid seventeenth century, situated in the most idyllic location on a single track lane surrounded by picturesque paddock and farmland yet within walking distance of the nearby market town of Thame.

Exquisitely set in its grounds, the farmhouse has been extended in more recent years to provide wonderful accommodation including a spacious reception hall, sitting room with original inglenook fireplace, drawing room also featuring a large inglenook, useful study and a magnificent open plan kitchen/family/dining room fitted with a good range of floor and wall units, integrated appliances and gas fuelled Aga. This lovely room has double doors that open onto a sunny terrace.

First floor accommodation is equally impressive and includes a master bedroom with en-suite bathroom, two guest suites both featuring en-suite shower rooms and a further double bedroom served by a large family bathroom.

Externally and of particular note are the mature gardens and small paddock. Totalling about 0.75 acres the grounds include a long gravelled driveway with lawns to either side. To the rear aspect there is a large south-westerly facing terrace which in turn leads to gardens laid mainly to lawn with deep well stocked borders, mature trees and wonderful views over the adjoining farmland. The small paddock also offers gated vehicular access off the main driveway and features a period hay barn in need of restoration.

Elm Tree Farmhouse offers a wealth of character with numerous exposed timbers, open fireplaces and old latch doors. This enviable location surrounded by picturesque period property also provides easy access to the popular Phoenix trail offering wonderful countryside walks.

“SET IN AN ENVIABLE POSITION, ELM TREE FARMHOUSE IS A SUBSTANTIAL GRADE II LISTED FARMHOUSE WHICH HAS BEEN EXTENDED AND MODERNISED, TO OFFER OUTSTANDING LIVING ACCOMMODATION OF CHARACTER”



## AT A GLANCE

- Outstanding character farmhouse maintained and renovated to the highest standard
- Four receptions, four bedrooms and four bathrooms (2915 sq.ft.)
- Stunning gardens and small paddock with period hay barn totalling about 0.75 acres
- Beautiful setting just outside of Thame surrounded by mainly character period property
- London Marylebone in just 37 minutes from Haddenham & Thame parkway





## SUMMARY

- Reception hall
- Cloakroom
- Sitting room
- Drawing room
- Study
- Kitchen/dining/family room
- Utility room
- Master bedroom with en-suite bathroom
- Two guest bedrooms with en-suite shower rooms
- Fourth double bedroom
- Family bathroom with separate shower cubicle
- Large drive and extensive off street parking
- Mature private garden with terrace
- Small paddock with period hay barn
- Total plot approx 0.75 acres 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
- Local education is available for all ages and includes the renowned Lord Williams' comprehensive school with further private schools at nearby Dorton (Ahfold school) and Oxford

## 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

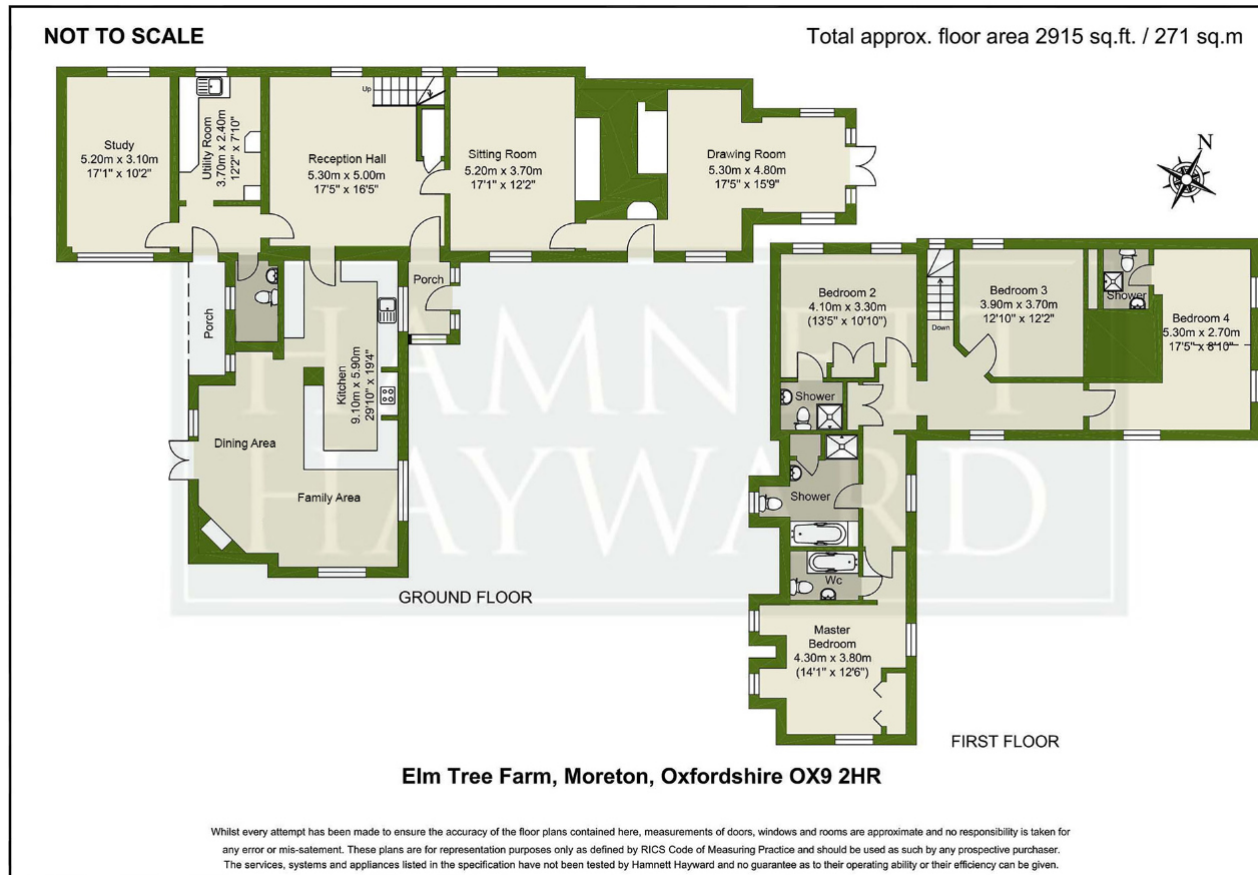
Services: Mains water, electricity and drainage

Heating: Oil fired central heating to radiators. Calor gas for cooking

Energy Rating: N/A Listed Grade II

Postcode: OX9 2HR

Council Tax Band: E



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