



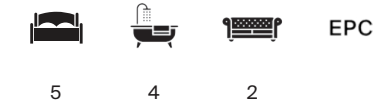
STOKE TALMAGE

Thame



## STOKE TALMAGE

Spacious, stylish, and highly versatile home with self-contained annexe.



Local Authority: South Oxfordshire District Council

Council Tax band: E

Tenure: Freehold



## THE PROPERTY

Situated in the peaceful hamlet of Stoke Talmage, this delightful semi-detached home offers elegant interiors, expansive gardens, self-contained annexe and a highly flexible layout designed for both family living and entertaining. The front door opens into the main house, leading into a welcoming hallway with access to the stairs, snug, dining room, and a ground floor wet room. The standout feature of the home is the spectacular open-plan kitchen/living/dining space, a contemporary extension executed with exceptional attention to detail. Bi-fold doors span the rear elevation, creating uninterrupted garden views and a wonderful sense of space and light. The Garden Room, as it is known, benefits from underfloor heating with three separate zones beneath the wood flooring, tiled kitchen area, and utility room.





A large central island and bespoke cabinetry define the kitchen, complemented by high-quality finishes, integrated storage, and a walk-in pantry as well as the benefit of an excellent boiling hot tap.

Adjoining the kitchen are practical spaces including a utility room and access to beautifully landscaped terraces, offering multiple outdoor seating areas framed by brickwork, mature planting, and charming features such as an arched garden gate. Steps leading down to the garden are formed from natural local stone. The snug is a cosy retreat, centred around a wood-burning stove with an oak beam above and engineered oak herringbone flooring. The dining room is particularly elegant, featuring a Bath stone fire surround and mantelpiece, along with double glass doors at both ends, enhancing both light and flow through the space. Upstairs, the property offers four further bedrooms, enjoying uninterrupted garden and countryside views. The triple aspect principal bedroom is particularly impressive, featuring a standalone bath and a well appointed en-suite with a walk in shower, wash basin, WC, and bidet. Both the principal bedroom shower and the annexe wet room are fitted with Aqualisa Smart Showers. The two ground floor wet rooms are designed with wide doorways to allow for ease of access.





The gardens are a true highlight. Expansive, mature, and thoughtfully arranged. Sweeping lawns lead to tucked away areas, established beds, a delightful pond, a large polytunnel and shed with garaging for a ride on mower as well as other outbuildings, all offering scope for gardening, play, hobbies or simply enjoying the tranquillity of the rural surroundings. There are also water and electric points around the garden as well as within both the large shed and the polytunnel.

The property also benefits from a fully self contained annexe providing valuable flexibility for guests, work, independent living, or an additional income as it has its own well fitted out kitchen (also including a boiling hot tap) and a private entrance from the boot room. The boot room features bespoke cabinetry and natural stone flooring, with full height glazing drawing the eye straight out to the gardens beyond. One final feature worth noting is that the owners installed 19 solar panels and 9KW of battery and EV charger on the property 2 years ago to make the property more eco-friendly as well as reducing running costs.





## LOCATION

Stoke Talmage is a small and picturesque hamlet surrounded by unspoilt countryside, complete with a historic church and a strong sense of rural calm. Nearby Tetsworth provides convenient day-to-day amenities including a primary school, village pub, shop, and village green. The nearby market towns of Thame and Watlington offer an excellent range of shops, cafés, restaurants, pubs, and supermarkets. Thame is particularly well regarded for its weekly market, monthly farmers' market, and the popular annual Thame Show. Transport connections are excellent, with rail services from Haddenham & Thame Parkway, easy access to the M40, and the Oxford Tube coach service providing a convenient route to London. The property also falls within the catchment area for well-regarded schools, including Lord Williams's School and schools in Watlington.

**Approximate Gross Internal Area 2345 sq ft - 218 sq m  
(Including Annexe & Excluding Garage)**

Ground Floor Area 1321 sq ft – 123 sq m

First Floor Area 688 sq ft – 64 sq m

Annexe Area 336 sq ft – 31 sq m

Garage Area 203 sq ft – 19 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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