

Clarendon House

MORETON • OXFORDSHIRE



RB REASTON BROWN

Clarendon House

Moreton, Thame, Oxfordshire

A Magnificent Five Bedroom Detached Home

Bespoke Contemporary Home • Built 2018

Impressive Double-Height Glazed Atrium

38' Kitchen • Dining • Family Room

Living Room • Study • Utility Room

Principal Suite • Dressing Room • Ensuite • Balcony

Four Further Bedrooms • Three Bathrooms

Approx. 4,528 sq.ft / 420 Sq M

Outside

Landscaped Gardens • Approx. 0.5 Acres

Gated Driveway • Generous Parking

Detached Double Garage • Workshop • Store

Far-Reaching Countryside Views

Walking Distance Of Thame Centre

Thame 1.9 miles, Haddenham/ Thame station 4.1 miles
(Mainline Station to London Marylebone fastest train 36 minutes)

M40 (Junction 6) 3.4 Miles,
Heathrow 38 miles,
Central London 49 miles

(All distances and times approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





Contemporary, Striking Five Bedroomed Home

Clarendon House is an exceptional contemporary country home, combining striking modern architecture, beautifully considered interiors and an enviable edge-of-village setting. Built in 2018, this substantial bespoke five-bedroom residence has been designed to maximise space, light and its remarkable surroundings, with open countryside to the rear and far-reaching views towards the Chiltern escarpment. Set along a peaceful no-through village lane, the house enjoys a wonderfully private position while remaining exceptionally well connected.

The sense of scale is immediately apparent on entering through the impressive, glazed atrium. A dramatic double-height reception hall, framed by expanses of floor-to-ceiling glazing, creates a memorable first impression. With warm oak engineered flooring provides a natural contrast to the clean architectural lines leading effortlessly towards the principal ground-floor rooms.

Forming the true heart of the house is an outstanding kitchen and family room extending to approximately 38 feet. Created as both an everyday living space and somewhere to entertain on a larger, more formal scale, its generous proportions incorporate cooking, informal dining and relaxation areas, with wide bi-folding doors opening directly onto the terrace and garden.

The contemporary kitchen combines beautiful cabinetry with Corian work surfaces and an extensive collection of integrated Siemens appliances, including two ovens, a combi oven, induction hob, tall integrated refrigeration, separate freezer, coffee machine, dishwasher and wine cooler. A substantial central island provides generous preparation space, excellent storage and informal seating, while a large walk-in pantry offers exceptional additional storage and enhances the kitchen's practicality without compromising its sleek, uncluttered design.

Beyond the kitchen, the family area is arranged around a substantial raised wood-burning stove, bringing warmth and character to the contemporary interior. Large areas of glazing provide an ever-changing backdrop of the garden and countryside beyond, while the bi-folding doors, create an impressive connection between the house and terrace.





Adjoining the kitchen is a dedicated dining area, perfectly positioned for both family meals and more formal entertaining. Currently open to the kitchen, the arrangement provides a wonderful sense of space and sociability, whilst its design offers the flexibility for greater separation should a future owner prefer a more traditional formal dining room.

The utility room provides a practical extension to the main kitchen, offering useful additional storage and dedicated space for everyday household requirements. Conveniently positioned with direct access to the rear garden.

The beautifully proportioned living room is an impressive and elegant space, with its triple-aspect arrangement allowing natural light to flow throughout. An attractive stone fireplace provides a striking focal point, while glazed doors open directly onto the garden, with the rural outlook forming a wonderful backdrop to the room.

A well-proportioned study provides an impressive and peaceful home-working environment, thoughtfully positioned away from the principal living spaces and offering excellent versatility for those working from home. A convenient cloakroom and useful storage area complete this floor, adding further practicality to this well-considered level of the home.

The staircase rises through the spectacular double-height central space, where the extensive glazing continues to flood the interior with daylight. The first-floor landing retains the architectural drama of the entrance hall below, creating an impressive transition between floors and reinforcing the exceptional feeling of openness that defines the house.

Occupying a prime, secluded position to the rear, the principal bedroom suite takes full advantage of the uninterrupted views across the adjoining countryside. Glazed doors open directly onto a private balcony, creating a wonderful connection with the surrounding landscape, while a dedicated dressing area and en-suite bathroom complete this beautifully appointed suite.

Two further bedrooms are arranged as individual suites, each benefiting from its own en-suite facilities, dedicated dressing space and access to a private balcony.





The remaining two bedrooms continue the emphasis on light, space and outlook, with both enjoying direct access to the outside and offering excellent versatility for family members, visiting guests or occasional home working. A beautifully appointed family bathroom serves these bedrooms, completing an exceptionally well-considered first-floor layout that combines privacy, comfort and flexibility.

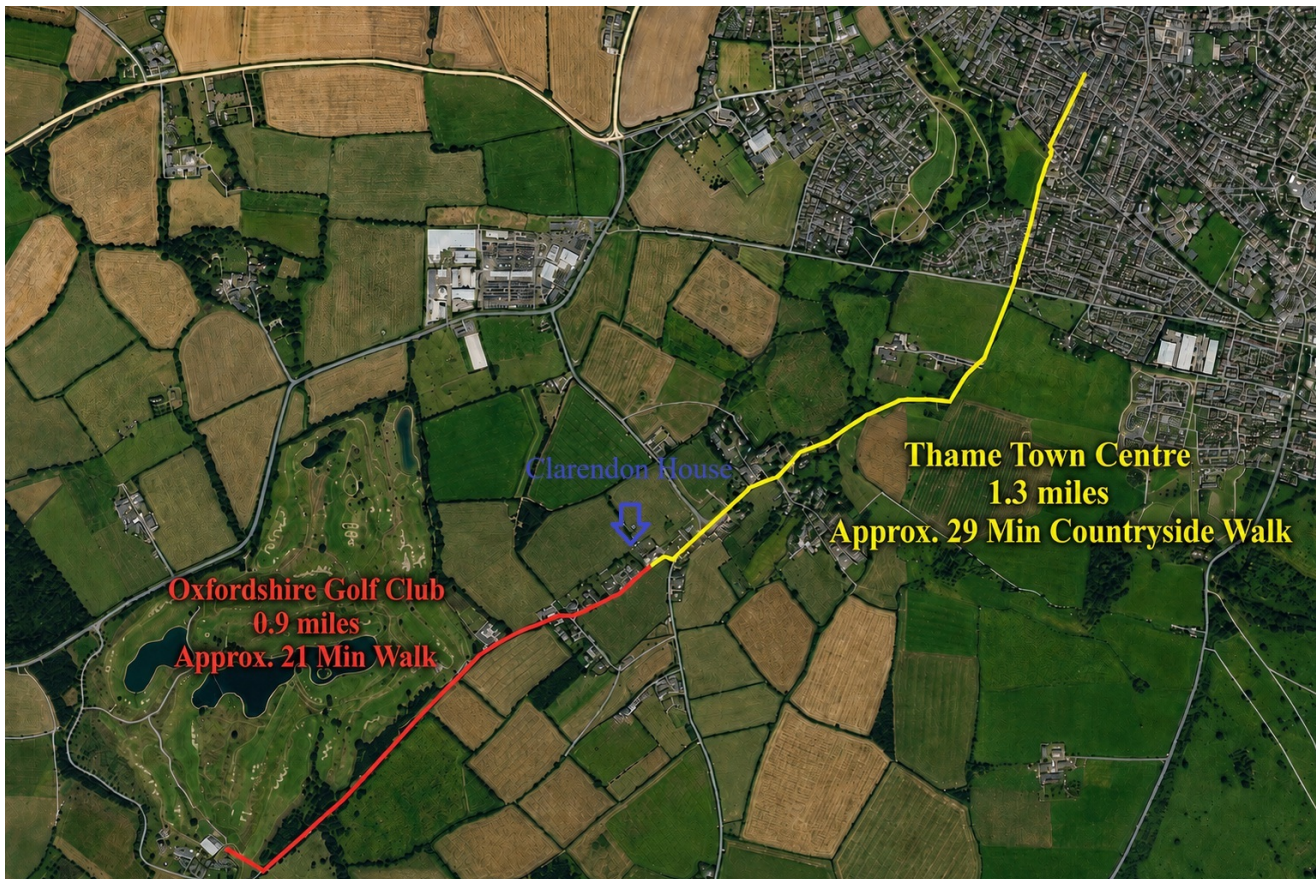
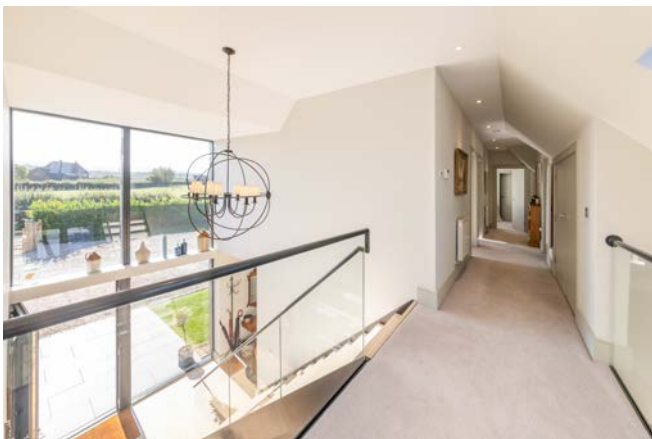
Clarendon House is approached through app-controlled timber entrance gates, which open onto a substantial private driveway providing generous parking for numerous vehicles. The contemporary architecture, cedar detailing and extensive aluminium-framed glazing create an impressive arrival, while the detached double garage provides excellent additional parking and storage with remotely operated electric doors.



The landscaped rear garden provides a beautiful continuation of the living accommodation, with broad lawns and a substantial terrace creating an ideal setting for outdoor dining and summer entertaining. Post-and-rail boundaries preserve the open character of the setting, allowing uninterrupted views across neighbouring farmland and providing a particularly memorable outlook as the sun sets.

A detached double garage is complemented by additional storage positioned to its rear, while a substantial garden shed provides further useful space. Despite its wonderfully rural outlook and sense of seclusion, Clarendon House remains remarkably accessible, offering a rare combination of contemporary luxury, countryside living and excellent connections to Thame, Oxford and London. The market town of Thame can be reached via footpaths, the M40 is approximately five minutes away, while Haddenham & Thame Parkway provides regular rail services to London Marylebone in under 40 minutes.





Moreton, Buckinghamshire

Moreton is an attractive rural hamlet situated about 1½ miles south-west of Thame, surrounded by the rolling Oxfordshire countryside. Characterised by its peaceful setting, period cottages and traditional village homes, Moreton enjoys a distinctly rural atmosphere whilst remaining within easy reach of Thame's extensive amenities. The nearby market town offers an excellent range of independent shops, cafés, restaurants and recreational facilities, together with highly regarded schooling. The surrounding countryside provides numerous footpaths and bridleways, while.



Schools: There is excellent schooling in the area, with primary education available in nearby Thame and surrounding villages, together with secondary schooling at the highly regarded Lord Williams's School in Thame. There are several preparatory schools within easy reach, including Ashfold School at Dorton and Swanbourne House School. A wide choice of independent schools can also be found in Oxford, including The Dragon School, Magdalen College School and Headington Rye Oxford.



Walking & Riding: The area offers an excellent range of sporting and leisure facilities, including tennis and other sports clubs in nearby Thame, with golf at The Oxfordshire and Studley Wood golf clubs. Racing can be enjoyed at Newbury, with water sports at Farmoor Reservoir. The surrounding Oxfordshire countryside is particularly attractive, with an extensive network of footpaths, bridleways and quiet country lanes providing excellent opportunities for walking, cycling and riding.



Shopping: An excellent range of amenities can be found in nearby Thame, including supermarkets, independent shops, cafés, restaurants and a weekly market. More extensive shopping is available in Oxford and at Bicester Village.



Communications in the area are good with rail connections to London Marylebone from Haddenham & Thame Parkway in approximately 36 minutes and road links via the M40 and A34.

Directions: Clarendon House, Moreton, Thame, Oxfordshire, OX9 2HR

Considerable thought has been given to the technology and efficiency of the house. Smart controls extend to heating, selected kitchen appliances, security alarms and entrance gates, complemented by seamless mesh Wi-Fi throughout the house and garden. Underfloor heating serves the ground floor, with radiators upstairs, alongside instant hot water, photovoltaic panels and EV charging provision.

Services: Mains water, electricity and drainage are connected. Photovoltaic solar panels contribute towards improved energy efficiency, with EV charging also provided.

Extras: Smart technology is seamlessly integrated throughout the home, including app-enabled kitchen appliances and a Quooker tap providing instant boiling, filtered and sparkling water. Full-height glazing to the ground floor incorporates innovative opening sections, creating direct access to the gardens and an effortless connection between the interior living spaces and the outdoors.

NHBC Certificate until 6-11-2028

Freehold Council Tax Band :- H EPC :- B

Local authority

South Oxfordshire Council



Approx. Gross Internal Floor Area 4528 Sq Ft / 420 Sq M inc Garage
Clarendon House, Moreton, Thame, Oxfordshire, OX9 2HR

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.

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