



The Old Post Office, Thenford OX17 2BX



ROUND & JACKSON  
ESTATE AGENTS





A characterful three bedroom stone built farmhouse which has been fully renovated by the current owner and benefits from having a double garage along with a renovated detached Bothy, which would make a fantastic home working space. Popular village of Thenford, close to Middleton Cheney.

#### The property

The Old Post Office, Thenford is a late 17th century former farmhouse which benefits from having a detached Bothy and a double garage. The current owner of nearly 30 years has carried out a full and detailed restoration during his ownership. There are a number of characterful features including exposed beams, an inglenook fireplace and flagstone floor in the hallway. The Bothy has also been fully restored, has underfloor heating, a log burning stove and wired internet, along with an adjoining wood store. There is a small garden area to the front of the property and there is a parking space within the courtyard to the rear which also gives access to the double garage. The living accommodation in the main house is arranged over two floors and is well laid out. On the ground floor there is a spacious and very welcoming hallway, a sitting room, lobby area and a kitchen diner. On the first floor there is a landing with gallery area, three good size bedrooms with an en-suite to the main bedroom and there is a family bathroom. The rear courtyard is a shared facility with The Old Post Office having full access rights. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

#### Entrance Hallway

A lovely welcoming hallway with an oak staircase rising to the first floor and exposed stonework. There is attractive flagstone flooring, a wicker fronted storage area under the stairs and exposed beams. Window to the front aspect with deep reveals and doors to all first floor accommodation.

#### Sitting Room

A spacious sitting room with windows to the front and rear aspects with oak sills and deep reveals. There is a beautiful inglenook fireplace with an original oak beam and a Clearview 650 log burning stove. There is amazing beech parquet flooring throughout and the room is a nice size, with ample space for furniture.

#### Rear Lobby

A very bright and airy space with terracotta tiled flooring and steps leading up to a side access door. There is a galleried landing above with a vaulted ceiling and a Velux type window. There is a characterful, built-in storage cupboard and there is a step down into the kitchen diner.

#### Kitchen/Diner

A spacious kitchen diner with exposed beams and two built-in storage cupboards and there is handmade terracotta tiled flooring throughout. There is a double oven, oil fired Aga stove with an exposed brickwork surround. Windows to the front and side aspects with deep reveals and oak sills. There is a sink and drainer with a fitted cupboard, and there is space and plumbing for a washing machine. The Camray Quartet oil fired boiler is located inside a shelved storage cupboard.

#### First Floor Landing

A spacious landing with exposed floorboards and doors leading to all the first floor rooms. There is a characterful recessed shelf, set within the stonework next to the stairwell, and this leads onto the gallery landing which overlooks the ground floor lobby area, this area has a vaulted ceiling with velux type roof window and could be used as a home office area. The landing has a built-in storage cupboard housing the hot water tank.

#### Bedroom One

A very large main bedroom with exposed floorboards and a window to the front aspect, with oak sills and deep reveals. There is ample space for furniture and a door leading into the en-suite. The en-suite is fitted with a white suite comprising a large shower cubicle with electric Mira shower, a toilet and a wash basin. There are attractive tiled splash backs and there are two velux type roof windows.

#### Bedroom Two

A very large double bedroom with exposed floorboards, high ceilings and picture rails. There is a window to the front aspect and oak sills, with deep reveals. The room offers a large amount of space for furniture. There is a loft hatch giving access to the roof space which is partially boarded with lighting.

#### Bedroom Three

A large bedroom with exposed floorboards, picture rails and exposed stonework. There is a window to the front aspect with oak sills and deep reveals. Obscure glass window above the staircase.



### Family Bathroom

Fitted with a cream suite comprising a panelled bath, toilet and a wash basin. There are tiled splash backs, exposed wooden floorboards and there is characterful exposed stonework. Window with deep reveals and a heated towel rail.

### Double Garage

A good size double garage located in a block of three garages with power and lighting fitted, and there is an up-and-over door leading into the courtyard.

### Bothy

The Bothy was fully restored to an exceptional standard in 2017 and would make a superb home office, cinema room or a workshop. The concrete floor was replaced and electric underfloor heating was added along with a fully re-built fireplace which has a log burning stove fitted. There are exposed beams, a lovely terracotta tiled floor, exposed stonework and the whole building is insulated. A new roof was added and there is a window to the front aspect, and a high-quality oak stable door to the side. There is wired broadband and telephone. Adjoining the property there is a separate wood store with lighting.

### Outside

There is a parking area between the Bothy and the garage where one car could be parked (Depending on size) further parking is available in the double garage. The small garden area to the front of the property is laid to lawn with planted borders. The rear courtyard is a shared facility with The Old Post Office having full access rights.

### Situation

Thenford is a picturesque hamlet nestled within a charming conservation area, offering the appeal of traditional village life. It features a parish church and is home to the renowned Thenford Gardens and Arboretum. The nearby village of Middleton Cheney provides a range of everyday amenities, including various shops, two pubs, a post office, and a pharmacy. The village also benefits from a primary school and a secondary school. For a broader selection of facilities, the market town of Banbury is close by, with Oxford and London also within easy reach.

### Directions

Directions - From Banbury proceed in an easterly direction toward Brackley (A422). Once you have crossed the motorway roundabout follow the dual carriageway for half a mile and on reaching the next roundabout take the third exit towards Farthinghoe and Brackley. Continue for approximately one mile and turn left into the village of Middleton Cheney. Continue along and turn right just after the New Inn Public House onto the Thenford Road.

Continue along this road for around 1/4 mile and turn right towards Thenford village. Upon entering the village take the second turning on the right where the property will be found directly in front of you on a quiet, no-through road.

### Services

All mains services connected with the exception of gas. The oil-fired boiler is located in the kitchen and the oil tank is located behind the Bothy.

### Local Authority

West Northants Council. Tax band D.

### Viewing Arrangements

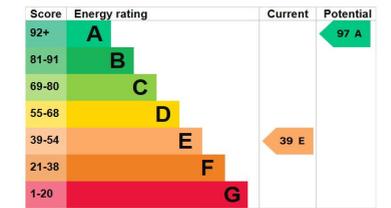
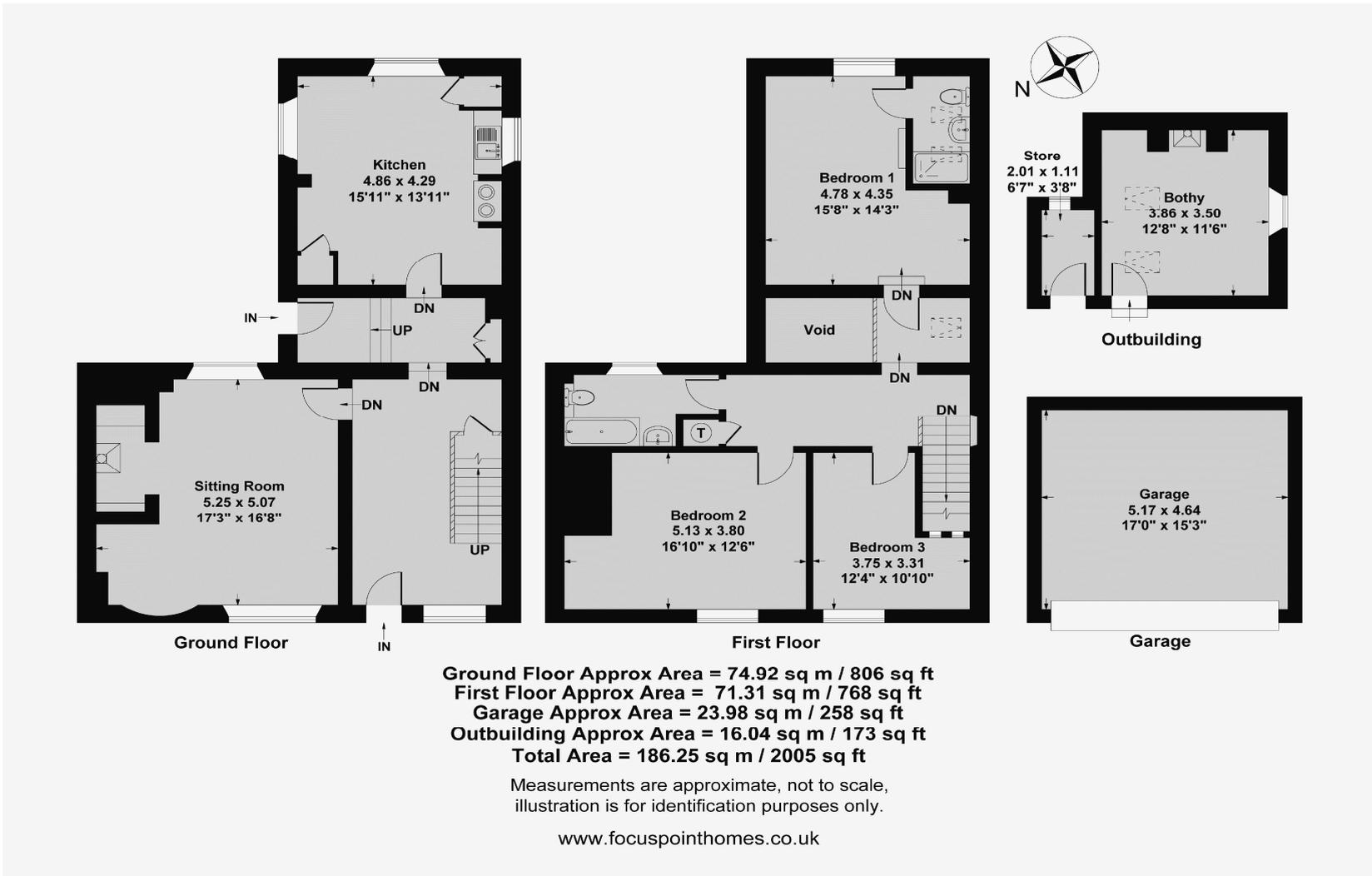
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### Tenure

A freehold property.

**Guide Price: £563,500**





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