

# SEASONS WATCH

WESTON LANE, NORTH WESTON, THAME, OXFORDSHIRE. OX9 2HB



HAMNETT  
HAYWARD

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OXFORDSHIRE OX9 2HB

**A substantial detached four bedroom family home with the option to create annex accommodation set in lovely mature gardens**

Nestled in a picturesque semi-rural setting along a quiet single-track lane, Seasons Watch is a unique and substantial (2500 sqft) family residence offering flexible split-level living space with the option to separate into annexed accommodation. Extended in more recent years, this individual home has been designed for modern family life and enjoys breathtaking open views stretching across the Oxfordshire countryside, all while being a short drive or walk along the Phoenix trail into the charming market town of Thame.

The ground floor is designed for both comfort and entertaining, featuring an impressive dual-aspect split level sitting/dining room with expansive windows that capture the surrounding landscape, a modern extended kitchen with integrated appliances which flows into a lovely vaulted sun room and unusually, the advantage of a further 22' reception room, which in conjunction with the ground floor bedrooms, bathroom and utility room, could easily be used as SELF CONTAINED ACCOMMODATION with its own access.

Upstairs, the principal bedroom suite is a standout feature, offering stunning views, a private en-suite shower room and a dedicated dressing area. A second large double bedroom and a well-appointed family bathroom with a separate shower complete the first floor.

Outside the front aspect includes a large driveway leading to an integral double garage with workshop and a garden laid to lawn with terrace ideal for late afternoon sun. The private rear garden is a true retreat, with a lawn, mature trees and shrubs, a large terrace, and a covered area ideal for barbecues and outdoor entertaining. For those who enjoy outdoor pursuits, Seasons Watch is just yards from the popular Phoenix Trail - a scenic cycle and footpath that leads directly into Thame and continues to Princes Risborough. With easy access to the M40 and a mainline station offering direct services to London, the location strikes a perfect balance between rural serenity and commuter convenience.

“LOCATED ON A PICTURESQUE SINGLE TRACK LANE WITH FAR REACHING VIEWS, SEASONS WATCH OFFERS SUBSTANTIAL FLEXIBLE ACCOMMODATION AND A MATURE SECLUDED GARDEN LOCATED WITHIN A SHORT DRIVE OF THE MARKET TOWN OF THAME”



## AT A GLANCE

- Individual family home offering exceptional accommodation and mature gardens
- DEDICATED ANNEX WING offering flexible accommodation or simply additional living space
- Extended and remodelled to offer flexible living space
- Mature secluded grounds totalling about 0.2 acres with irrigation system
- Unique semi-rural setting with DIRECT ACCESS TO PHOENIX TRAIL



## SUMMARY

- Entrance hall
- Cloakroom
- Contemporary kitchen opening onto:
- Vaulted sun room
- Large utility room
- Impressive 30' split level open plan sitting room and dining room
- Second 22' reception room
- Two ground floor bedrooms
- Ground floor bathroom
- 21' first floor principal bedroom with en-suite shower room and dressing area
- 16' first floor bedroom
- Family bathroom with separate shower
- Secluded gardens of about 0.2 acres
- Large driveway and integral double garage with separate workshop
- Potential to create annex accommodation
- Fast fiber to premises (FTTP) broadband available
- Modern uPVC double glazed windows and doors
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway

## LOCATION

Thame is the quintessential English market town, located close to the Chiltern hills and the city of Oxford. Taking its name from the famous river that flows through its centre, the town is blessed with a long and illustrious history. These days it's a bustling, elegant place with something for all tastes. The pretty High Street is dotted with a mix of Medieval and Georgian buildings and home to a huge range of independent shops as well as bars, public houses and restaurants. A Waitrose & Sainsburys supermarket are also located in the centre. Despite Thame's rural position, the town is well positioned for links to London. Trains from the nearby station now reach Marylebone in around 36 minutes (fast train) while the M40 is a short drive from the town centre. Local education facilities are provided for all ages and include three reputable primary schools and the renowned Lord Williams' Comprehensive School which has obtained a good status from Ofsted. The preparatory school of Ashfold is located in the nearby village of Dorton, with a choice of private schools in nearby Oxford, all accessible by bus. All church denominations are catered for with a particularly well known Catholic school

## ADDITIONAL INFORMATION

Services: Mains water, gas & electricity. Private drainage

Heating: Oil fired central heating to radiators

Energy Rating: Current D (58) Potential C (75)

Local Authority: South Oxfordshire District Council

Postcode: OX9 2HB

Council Tax Band: F

GUIDE PRICE **£895,000**

NOT TO SCALE

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PROPERTY CONSULTANTS

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Hamnett Hayward and no guarantee as to their operating ability or their efficiency can be given.

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