

DAWN VIEW

MORETON, NR THAME, OXFORDSHIRE. OX9 2HW



HAMNETT
HAYWARD

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OXFORDSHIRE OX9 2HR

An impeccably designed brand new four-bedroom detached house, occupying a particularly fine position in a rural village setting on the edge of Thame with outstanding views.

Dawn View is an exceptional newly constructed house occupying a particularly attractive position adjoining open countryside, with far-reaching views towards the Chilterns. The house has been thoughtfully designed to provide well-balanced accommodation and bespoke glazing throughout include Crittall style internal doors and sliders to the rear opening directly to the garden. Moreton is a picturesque rural hamlet surrounded in countryside whilst linked to the market town of Thame via two separate footpaths. For the commuter, Thame & Haddenham parkway is five minutes away offering a comprehensive service into London Marylebone (under 40 minutes).

The interiors are light and well-proportioned, with an emphasis on clean lines and natural materials. Principal reception spaces are arranged to take full advantage of the outlook, creating a strong connection between the house and its surroundings. At the heart of the house is the most stunning open plan kitchen/breakfast/dining room, designed by the award winning Et Lorem for both everyday living and informal entertaining. The kitchen itself is fitted with premium German cabinetry with stunning Dekton working surfaces and a corresponding island unit with offers space for entertaining. A full range of Siemens appliances include a Combi and fan electric ovens, a fridge/freezer, dishwasher and dual zone wine chiller. A bespoke pull out pantry provides a custom built storage solution and a brass Quooker boiling tap has a feature glass splash back. A separate utility room provides further storage, a second sink and space for a washing machine and tumble dryer.

To the first floor are four well-proportioned bedrooms, including an exceptional principal bedroom extending to 16', with large glazed sliding doors that fully capture the outstanding views. A stunning en-suite shower room has a built in vanity unit and finished to exacting standards. Three further generous bedrooms are served by a family bathroom, finished to a very high standard and featuring marble-style tiling a stand alone bath and separate shower all with brass furniture.

Outside, the property offers gated access to the front, opening to a generous area of off street parking and an EV charging point. The rear garden is landscaped and features a generous terrace laid with porcelain tiles, offering an exceptional position for entertaining and enjoying the adjoining views.

“PERFECTLY POSITIONED ADJOINING OPEN COUNTRYSIDE, DAWN VIEW IS A STUNNING NEW HOME OFFERING FAR-REACHING PANORAMIC VIEWS TOWARDS THE CHILTERN, DESIGNED AND CRAFTED TO THE HIGHEST STANDARDS ”



AT A GLANCE

- A beautifully designed brand new four bedroom detached home, finished to the highest standards
- Fabulous open plan kitchen/dining/garden room extending to an impressive 31' with views
- Stunning kitchen by award winning designer Et Lorem, with integrated Siemens appliances
- Picturesque rural setting adjoining open countryside with fabulous views towards The Chilterns
- London Marylebone in just 37 minutes from Haddenham & Thame parkway



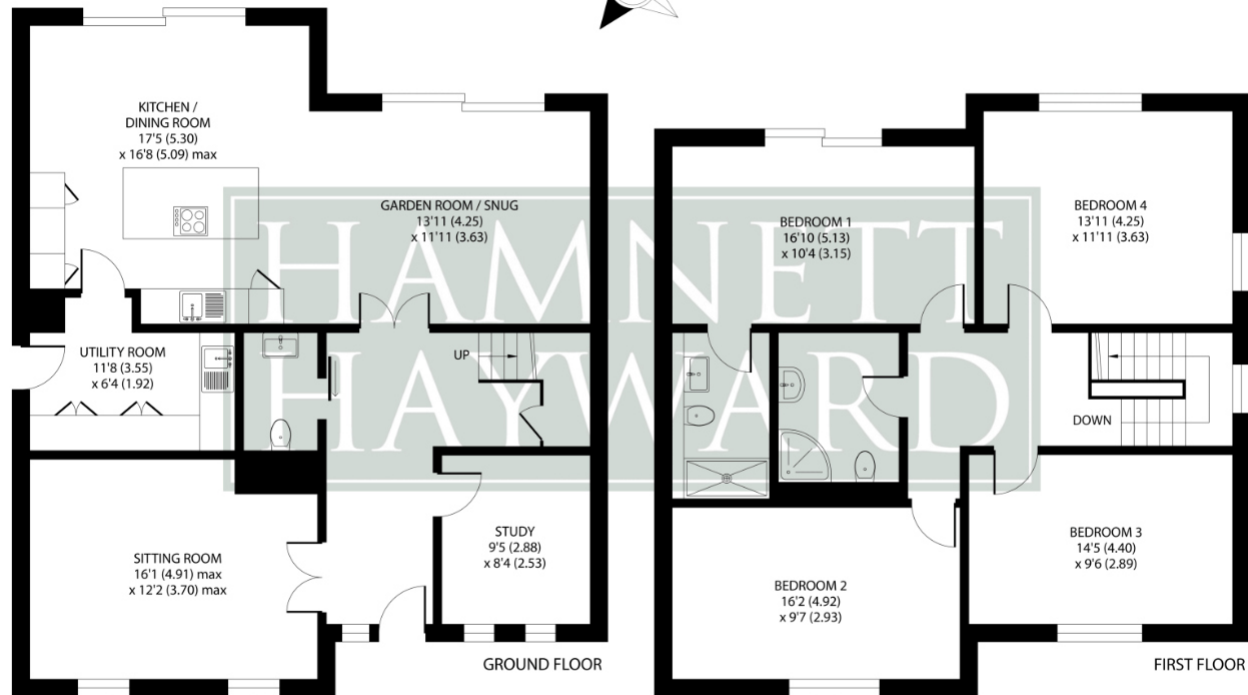
SUMMARY

- Reception hall with stylish Crittall style glazed doors
- Cloakroom with vanity unit and brass fittings
- Sitting room with fitted carpets
- Study/family room
- Outstanding 30' open plan kitchen/dining/garden room designed by the award winning Et Lorem
- Well equipped kitchen with a range of 'Siemens' appliances including twin ovens, fridge/freezer, wine chiller and brass Quooker boiling tap
- Utility room with basin and storage
- Principal bedroom with glazed sliding doors offering breathtaking views over surrounding countryside
- Beautifully appointed en-suite shower room
- Three further generous bedrooms
- Quality family bathroom with free standing bath and shower
- Gated off street parking to the front for ample vehicles
- Landscaped rear garden with post and rail fence opening to open farmland. Large paved terrace ideal for entertaining
- Potential to acquire further land (subject to conditions)
- The most fabulous semi-rural position offering outstanding panoramic views towards The Chiltern Hills
- Picturesque rural village location situated within walking distance of Thame via two separate footpaths
- 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
- Move in immediately with no onward chain

Dawn View, Thame, OX9

Approximate Area = 1941 sq ft / 180.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Hamnett Hayward Ltd. REF: 1453407

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.

ADDITIONAL INFORMATION

Services: Mains water, electricity and drainage

Heating: Air source heat pump to underfloor heating on ground floor, radiators to first floor

Energy Rating: TBC

Postcode: OX9 2HR

Council Tax Band: TBC

**HAMNETT
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