

FALKLANDS

88 HIGH STREET, TETSWORTH, OXFORDSHIRE OX9 7AE



HAMNETT
HAYWARD

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A truly remarkable example of Georgian elegance, this five-bedroom detached family home commands a prestigious position and is set within beautifully landscaped grounds extending to approximately 0.85 acres.

This beautiful home dates from the late 18th century when the main part of the house was built. A chapel for 'dissenting' worshipers resident in the house, was subsequently built around 1830, and then decommissioned and became a home in circa. 1947. Falklands is positioned on the fringe of this historic Oxfordshire village, ideally positioned for access to the M40 junction 6 for London and just a short drive to Haddenham & Thame parkway for a comprehensive service into London Marylebone (Under 40 minutes).

Internally, the property is approached through a welcoming inner entrance hall with a cloakroom, leading into the most elegant reception hall that connects to the main living areas. The layout is currently partially divided into two wings, offering an annexe, while remaining conveniently linked by a central hallway. On the ground floor, the home features a stunning drawing room extending to 21', highlighted by a grand bay window that frames views of the formal garden. Additional accommodation includes a separate sitting room with a charming wood-burning fireplace, perfect for cosy winter evenings, and a classic formal dining room with soaring ceilings. The kitchen/breakfast room is thoughtfully designed with traditional shaker style cupboard and drawer units with a range of appliances, opening seamlessly into a glazed garden room, with doors providing direct access to the rear courtyard. A large inner hallway provides further external access to the front and a large boot room/utility area extends to a large family room.

On the first floor, the principal bedroom offers a dual aspect with stunning views of the garden and opens to a dressing room and a large en-suite bathroom. Two further double bedrooms are served by a family bathroom. Moving in to the annexe are two further bedrooms and a bathroom accessed by a separate staircase.

Approached via a long, sweeping driveway leading to a generous turning circle, Falklands enjoys access to a detached garage block. The formal gardens, beautifully landscaped, extend around the front and side of the property, encompassing approximately 0.85 acres. At the rear, an enchanting kitchen garden and sun-drenched terrace create the perfect setting for alfresco dining and outdoor entertaining.

“AN EXCEPTIONAL GEORGIAN VILLAGE RESIDENCE OFFERING SUBSTANTIAL AND VERSATILE ACCOMMODATION APPROACHING 4,000 SQ FT, SET WITHIN STUNNING MATURE GARDENS OF APPROXIMATELY 0.85 ACRES.”



AT A GLANCE

- Substantial five bedroom detached Georgian home offering 4,000 sq.ft of living space
- Outstanding mature gardens and grounds extending to approximately 0.85 acres
- Four receptions including a 21' drawing room and a self-contained annexe
- A picturesque driveway offering extensive off street parking and a 28' garage block
- Ideally situated for easy access to the M40 (Junctions 6 & 8)



SUMMARY

- Entrance hall with cloakroom, opening to fabulous reception hall
- 21' Drawing room with impressive bay window and open fireplace
- Sitting room
- Formal dining room
- Kitchen/breakfast room opening to conservatory
- Inner hallway leading to Utility room
- Family room
- 22' principal bedroom with substantial en-suite bathroom and adjoining dressing room/nursery
- Four further bedrooms accessed by two staircases
- Two further family bathrooms
- A long private driveway creating a wonderful first impression complete with a generous turning circle
- Detached double garage block extending to 28'
- Outstanding mature gardens extending to the front and side, with a pretty courtyard to the rear
- Gardens and grounds extending to 0.85 acres
- Vacant possession with no onward chain
- Excellent connections to London via M40 and Princes Risborough station for Marylebone (under 40 mins)

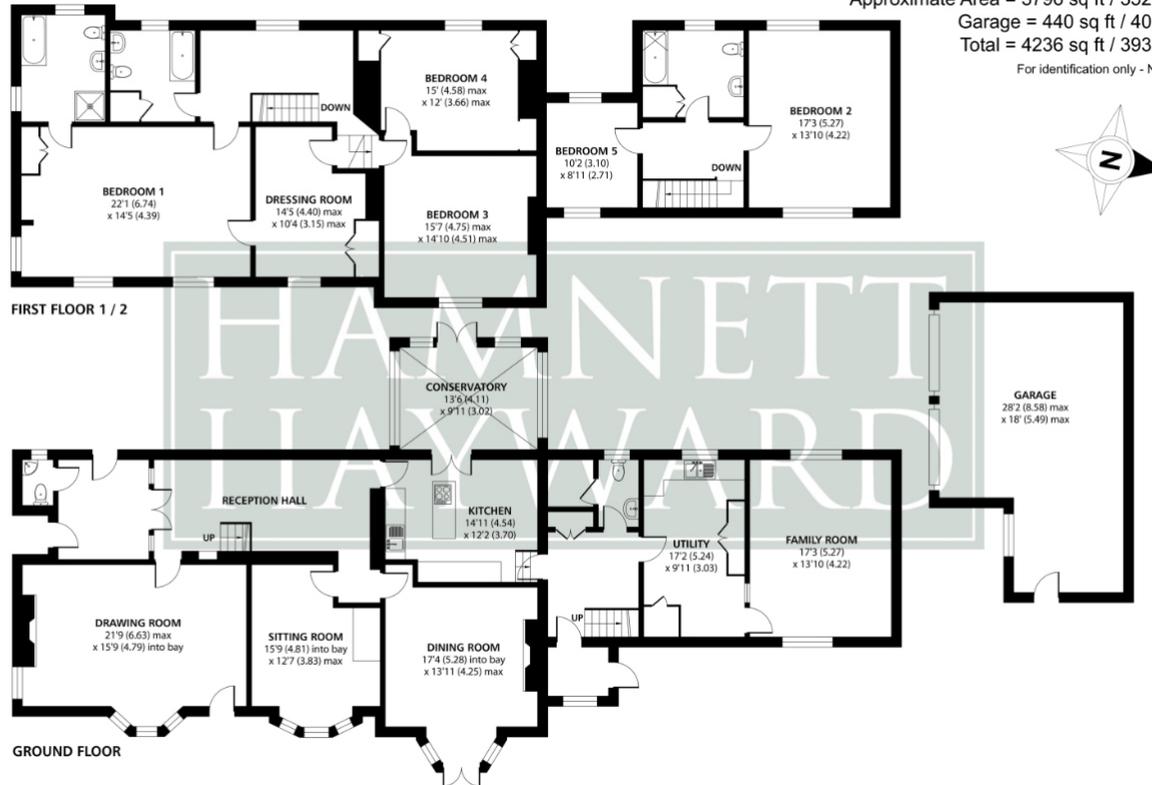
High Street, Tetsworth, OX9

Approximate Area = 3796 sq ft / 352.6 sq m

Garage = 440 sq ft / 40.9 sq m

Total = 4236 sq ft / 393.5 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). © nctechcom 2025. Produced for Hamnett Hayward Ltd. REF: 1425555

LOCATION

Tetsworth is a charming Oxfordshire village set amidst attractive countryside, offering a peaceful rural setting with excellent connectivity. Rich in character, the village features a mix of period homes and modern properties, along with a welcoming community atmosphere. Local amenities include a village pub, parish church, and nearby farm shops, while more extensive facilities can be found in surrounding market towns. With easy access to the M40, Tetsworth is well placed for commuting to Oxford, London, and the wider region, making it an ideal location for those seeking a balance of countryside living and convenience. There is a mainline railway station at Haddenham & Thame Parkway (Just 5 miles) offering regular direct line services to London Marylebone (under 40 minutes) and Birmingham. Facilities in the village include a primary school, public house and mobile post office services. The village is also famous for the Swan Antiques Centre. More comprehensive amenities are available at Thame, Princes Risborough and High Wycombe. For secondary education, Lord Williams's school is located in nearby Thame with further private schools in Oxford and Abingdon.

ADDITIONAL INFORMATION

Services: Mains water, electricity, private drainage

Heating: Oil fired central heating to radiators

Energy Rating: Currently D (57), Potentially C (73)

Local Authority: South Oxfordshire District Council

Postcode: OX9 7AE

Council Tax Band: F

Tenure: Freehold

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