



Tythrop Barn, Thame, Oxon/Bucks borders

Tythrop Barn, Risborough Road, Thame, Buckinghamshire HP17 8LX

Newly converted barn situated down a long drive in a rural setting yet close to the amenities of the sought-after market town of Thame

Thame 2.5 miles, Haddenham & Thame Parkway 3.8 miles, M40 J7 7.3 miles, M40 J6 (Lewknor) 8.6 miles, Oxford 16.5 miles.

Haddenham to London Marylebone by rail from 41 mins.

Entrance hall | Cloakroom | Large double height reception room | Kitchen/breakfast room | Boot room/utility room | Principal ground floor bedroom with e-suite bathroom | 2 Further ensuite bedrooms | Parking | Gardens and paddock | In all about 2.5 acres
EPC rating B

The property

Tythrop Barn is newly converted and set at the end of a long drive together with one other house, so in a rural setting but not isolated. The lay-out, as seen on the floor-plans, has been considered with accessibility in mind; there are wide openings and no changes in level. The front door is accessed via a gently sloping 'wheelchair-friendly' paved pathway. There is a generous entrance hall with cloakroom and a large boot/utility room. To the right of the entrance hall is the principal suite, a well-proportioned room with a large en-suite featuring a separate bath and shower. The rest of the ground floor is composed of the main reception area which is partially double height and with double 'pocket' sliding doors leading into the beautifully appointed kitchen/breakfast room fitted with Siemens appliances and a Smart hob. The heating throughout the ground

level is underfloor air source and radiators on the first floor. Upstairs comprises two further double bedrooms both with en-suite bathrooms. Skylights permit plenty of natural light on this level. The property has been well designed throughout to incorporate an abundance of light into the living areas, copious built-in storage and views of the surrounding countryside.

Outside

The house is approached via a long (c 0.6 mile) drive. To the left of the house is a wide gravel parking area, a brick paved path leads to the front door. There are newly laid-out borders ready for planting, either side of the path and beyond a wide paved terrace. The garden has been seeded to grass. Beyond a post and rail fence is an area of paddock, surrounded by some mature trees and hedges. On the western boundary there is a public footpath giving easy access to lovely rural walks. In all about 2.5 acres.

Situation

Located between the market town of Thame and the village of Kingsey Tythrop Barn is located at the end of a long drive (0.6 miles), in a rural setting, together with just one other house. Kingsey is a small village and surrounded by farmland with the beautiful Church of St Nicholas located in the centre. Many walks can be enjoyed in the area; in particular from the nearby public footpath/bridleway to Thame and the village of Haddenham. The nearby market town of Thame offers a comprehensive range of facilities, including Waitrose, a selection of pubs and restaurants and a number of reputable schools. Thame is close to the Chiltern Hills and ideal as a base for Oxford. A cheery and colourful market is held by ancient Charter, on Tuesdays, including a Farmers' market every second Tuesday in the month. For the commuter, the M40 (junctions 6 and 7) is within a short drive providing access to London and The Midlands, the railway station of Haddenham & Thame Parkway provides regular direct line services to London Marylebone and Birmingham on the reliable Chiltern line.





Directions

(HP17 8LX) from Oxford head west on the A40, just beyond Wheatley turn left and cross J8 of the M40 on to the A418, Thame road. On the outskirts of Thame, the Thame ring-road, bear left at the round-a-bout and continue on the A418, at the second round-a-bout take the third exit on Tythrop Way signed Princess Risborough, at the next round-a-bout turn left onto the A4129 Risborough Road. After about 1.2 miles turn left on to the drive, signed Tythrop Park Farm, after 500 yards, at the junction, turn left again, the house is at the end of this drive after about 600 yards.

General

Local Authority: Aylesbury Vale

Services: Metered water, electricity, private drainage

Council Tax: TBA

Tenure: Freehold

Oxford

Anchor House, 269 Banbury Road OX2 7LL

01865 366660

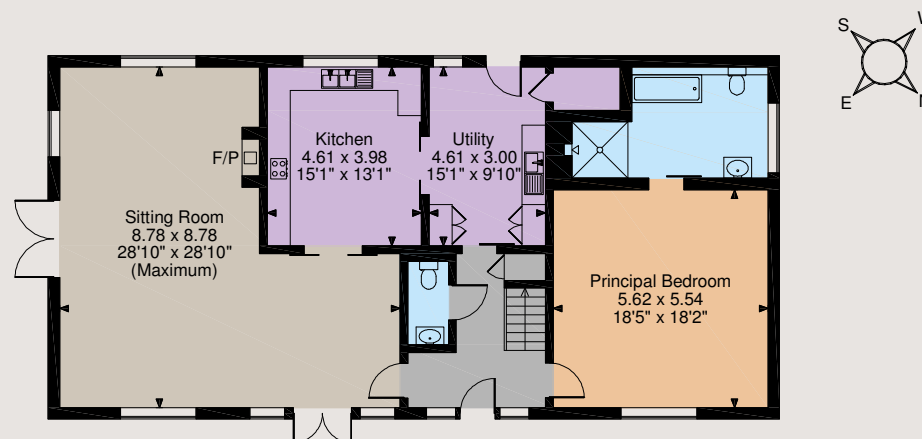
oxford@struttandparker.com
struttandparker.com

 @struttandparker

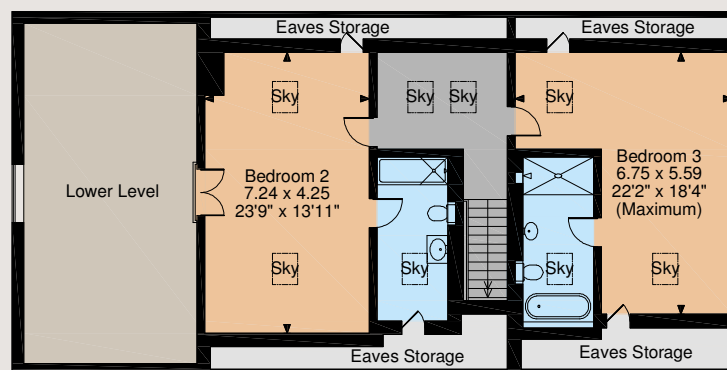
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Floorplans
House internal area 2,719 sq ft (253 sq m)
For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

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