

The Gatehouse

Tetsworth, Oxfordshire



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■ SURVEYORS ■
PIKE
&
SMITH
KEMP
■ ESTATE AGENTS ■
RURAL

The Gatehouse

London Road, Tetsworth, Thame, Oxfordshire, OX9 7AZ

**A THREE BEDROOM DETACHED HOUSE WITH SELF CONTAINED ANNEXE, OUTBUILDINGS AND STABLES
SET WITHIN 6 ACRES OF PASTURELAND, SITUATED BETWEEN THE RURAL VILLAGES OF
TETSWORTH AND MILTON COMMON IN OXFORDSHIRE.**

Comprising:

Entrance Hallway : Kitchen/Breakfast Room : Living Room : Conservatory : Cloakroom
Family Bathroom : Master Bedroom : Second Bedroom : Third Bedroom

Separate Annexe with Kitchen/Dining Room : Utility Room : Shower Room : 2 Store Rooms
Upstairs Sitting Room : Bedroom

Outbuilding

Stables comprising 6 Looseboxes and Hay/Feed Store

5 Well Fenced Paddocks

Amenity Pond

ALL SET WITHIN 6.03 ACRES

Tetsworth Village - 1.0 Miles
Thame - 5.9 Miles
M40 Junction 6 - 5.6 Miles

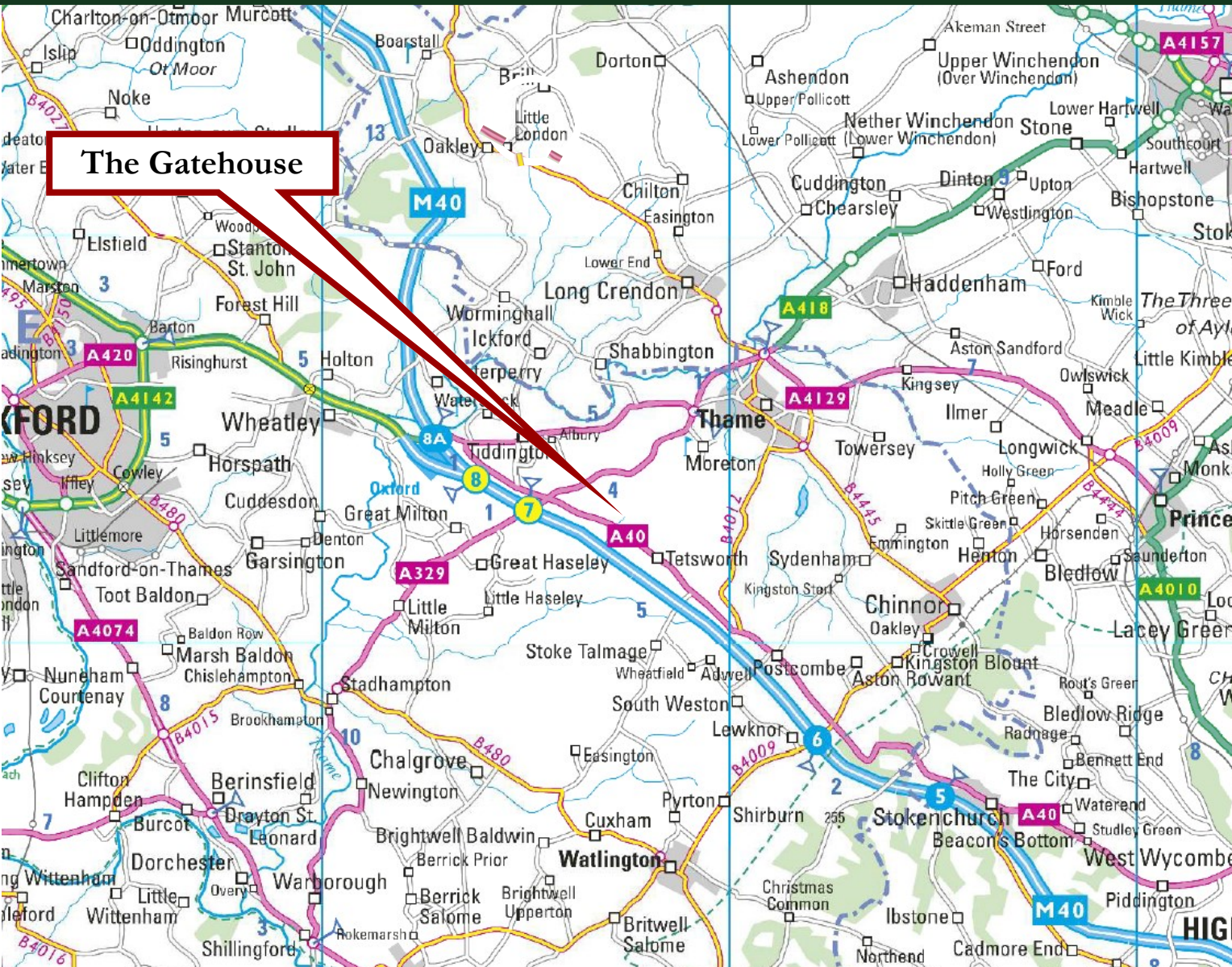
Milton Common - 2.3 Miles
London - 48 Miles
M40 Junction 8 - 3.4 Miles



Vendor's Agent
Pike Smith & Kemp Rural
13 High Street
Thame
Oxfordshire
Tel: 01844 218258
Email: Duncan.lang@pikesmithkemp.co.uk

INTRODUCTION

The Gatehouse is located on the outskirts of the village of Tetsworth and close to the village of Milton Common in Oxfordshire. The property is situated 5.9 miles south of the historic market town of Thame which is well-known for its historic high street façade and offers an array of boutique shops and restaurants. It also has good links to the motorway, with the M40 motorway situated just 2.3 miles south of the property.



DIRECTIONS

MAINLINE RAIL SERVICES

High Wycombe station (15.3 Miles) offers a direct train service to London Marylebone with a journey time from 28 minutes.

Oxford station (15.9 Miles) offers a direct train service to London Paddington with a journey time from 56 minutes.

M40 - JUNCTION 8A

Heading southeast, leave the M40 at Junction 8a and take the A418 exit to Thame/Aylesbury/Oxford/A40. Then at the roundabout take the second exit onto the A418 and after half a mile turn right onto London Rd/A40/. After 1.5 miles turn left onto the A329 and then take a right onto the London Rd/A40. After 1.3 miles the property will be on your left.

M40 - JUNCTION 6 (FROM LONDON)

Heading northwest, leave the M40 at Junction 6 and take the B4009 exit to Thame/Watlington/P.Risborough and then take a right onto the B4009. After 0.7 miles continue straight on the A40 and then take a left onto the London Rd/A40. Continue to follow the London Rd/A40 and after 4.4 miles the property will be on your right.

THE HOUSE

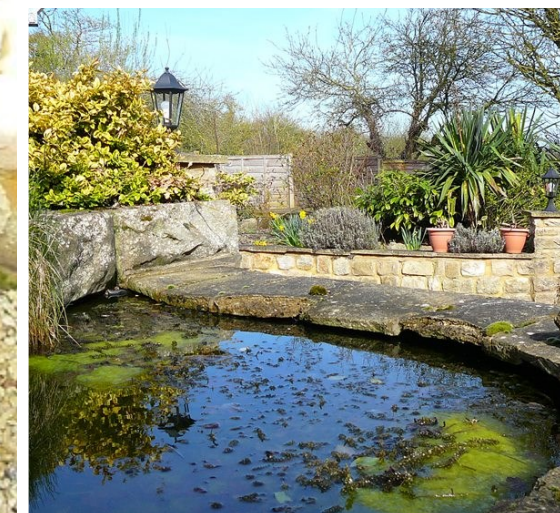
The Gatehouse comprises a detached three bedroom red brick cottage with red clay tile roof. The Property benefits from an attractive oak porch leading into the entrance hall with doors leading to the cloakroom and kitchen/breakfast room which is fitted with a range of shaker style wall and floor cupboards, Belfast sink and space for a range cooker. The living room is also accessed from the entrance hall and features oak flooring with a large fireplace containing a wood burning stove. Leading from the Living Room via French doors, is an open sided oak veranda which leads onto the back garden. A large conservatory offers further living/dining accommodation.

On the first floor there is a master bedroom, second bedroom, third bedroom and a family bathroom.

The property is fitted with double glazing throughout.

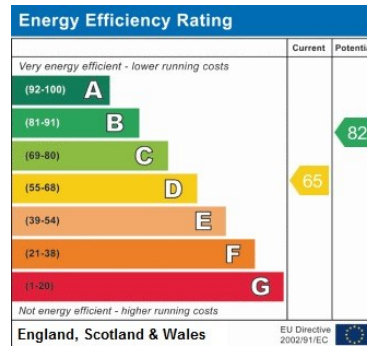
The Gatehouse benefits from electronically operated gates leading from the highway to a large gravelled driveway with parking for several cars.

To the rear of the house is an attractive and enclosed landscaped garden with patio area, water feature and oak Veranda, providing excellent entertaining space and bordered by a mature hedgerow. Beyond the immediate garden area is a small area of grassland as well as a smaller paddock which abuts a stream, leading to the rest of the land.

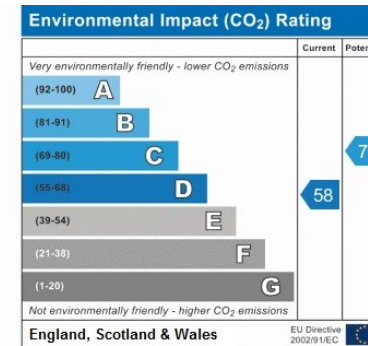


FLOOR PLANS & E.P.C

The Gatehouse

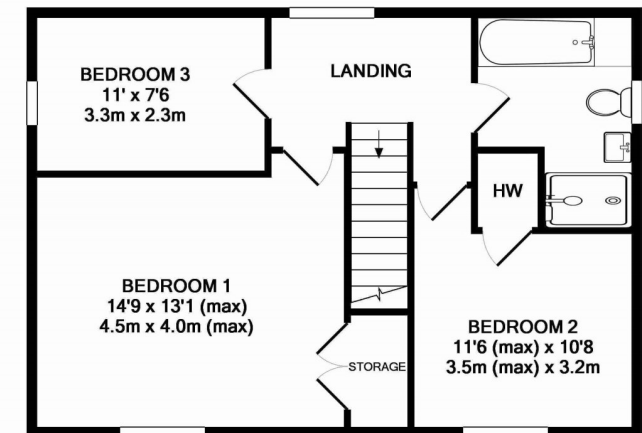
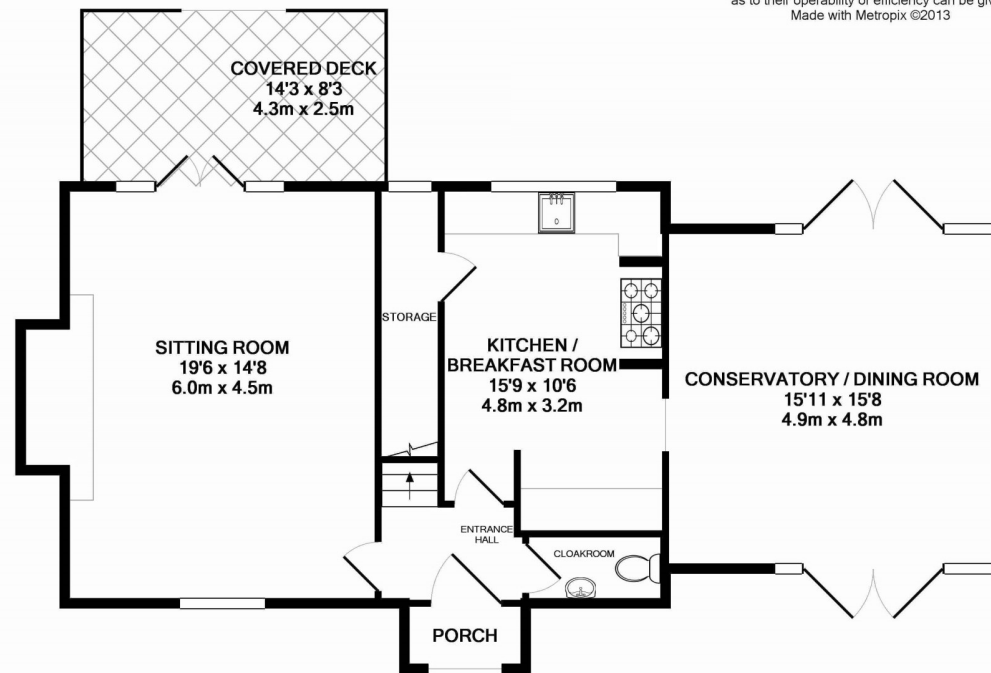


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THR5027



TOTAL APPROX. FLOOR AREA 1410 SQ.FT. (131.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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THE ANNEXE

The Annexe was converted from an existing extended garage into additional accommodation.

The spacious entrance drive provides ample parking for both the main house and the annexe.

The Annexe is accessed through one of three doors, with the primary front door leading into the kitchen/dining room. This area comprises a selection of new floor and wall mounted kitchen units with built-in white goods and cooker. Underfloor heating is fitted throughout the kitchen and dining room and runs into the adjoining shower room.

A door leads through into two ancillary store rooms and utility room with fittings for further white goods.

Stairs lead to the first floor into a spacious sitting room area with slightly reduced headroom and ample under eaves storage. The double bedroom lies off this and also benefits from under eaves storage.

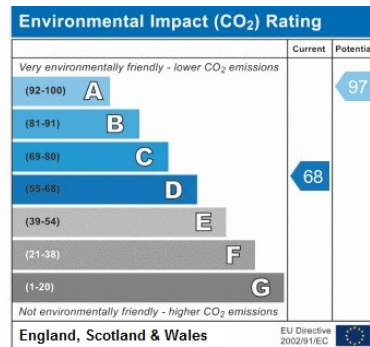
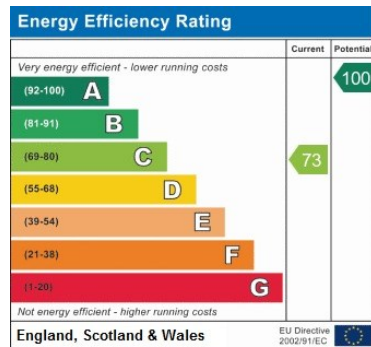
The extension is fitted with double glazing throughout and has three skylights upstairs.

The Annexe provides excellent, standalone accommodation ideal for use by an au-pair, elderly relative, or older teenage children.

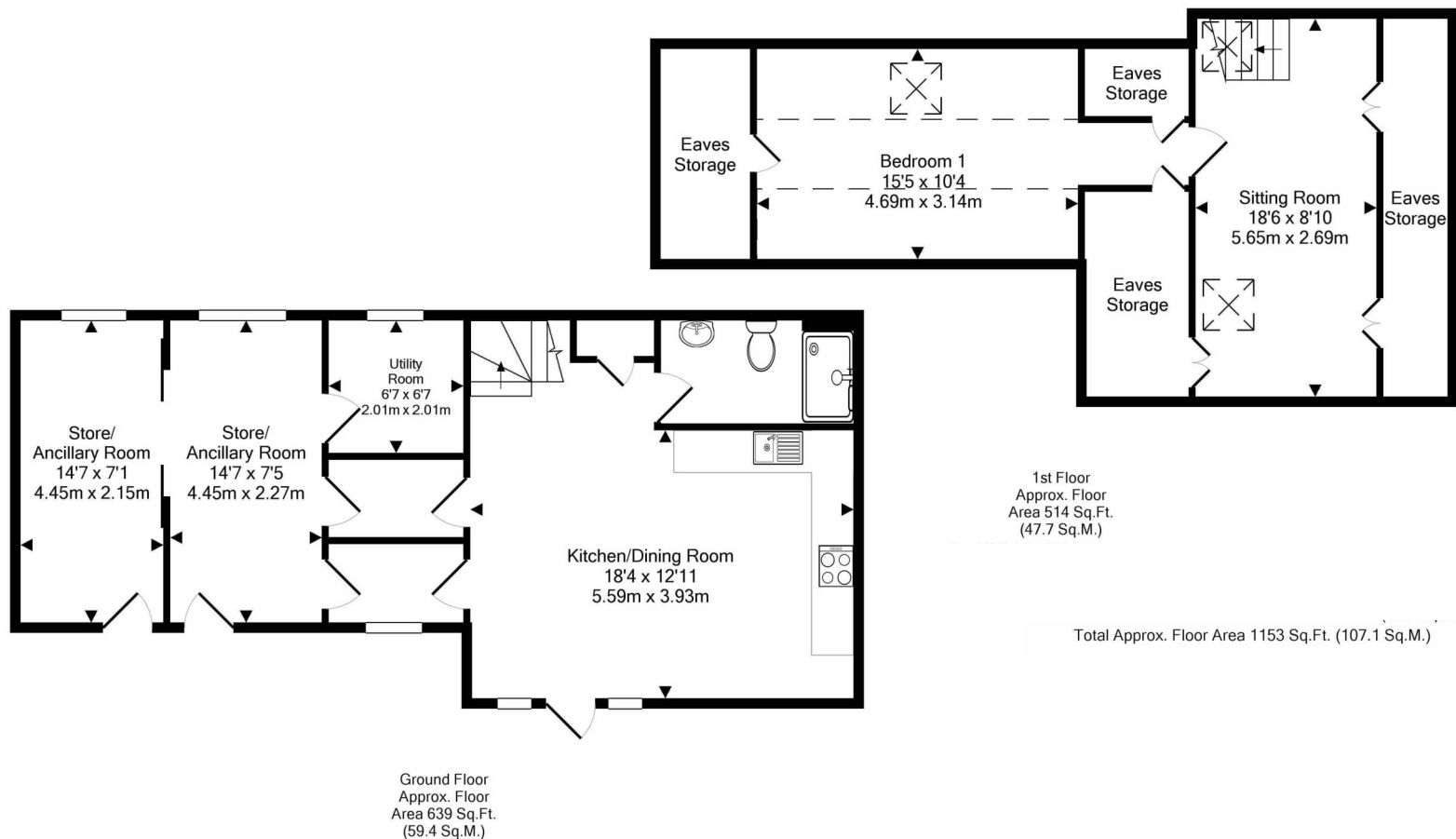


FLOOR PLANS & E.P.C

The Annexe



Reference:
THR5027A



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THE LAND & STABLES

The pastureland is predominately level and currently divided into 5 paddocks with timber post and rail fencing. Each paddock benefits from a mains water supply either via troughs or automatic water drinkers. To the south of the paddocks is an attractive and well fenced pond offering amenity and wildlife value.

The stables are located in the northern corner and benefit from an independent access leading to the A40. The 'U' shaped stable block comprises 6 looseboxes with a large storage area suitable for keeping hay, straw and feed as well as a concrete yard area. The stables currently run off a generator and are fully wired with waterproof switches and sockets.

There is a bridgeway immediately adjacent to the stables which can be joined without the need to ride out on the main roads. It is understood that this bridgeway then leads on to a further network of excellent hacking in the vicinity.



SALE PLAN



General Remarks & Stipulations

Services

The house benefits from mains electricity, mains water and sewerage to a septic tank, along with oil fired central heating. The land benefits from mains water and the stable block benefits from use of a generator, which is available to purchase by separate negotiation.

Tenure

The land will be sold freehold with vacant possession.

Single Payment Scheme

The land is not registered for the Single Payment Scheme and as such no entitlements are included in the sale.

Soil Structure

The Gatehouse consists of soils forming the Denchworth Series by the Soil Survey for England and Wales. Denchworth soils are described as slowly permeable, seasonally waterlogged clay soils with similar fine loamy over clay soils. Some fine loamy over clay soils with only slight seasonal water-logging and some slowly permeable calcareous clay soils. This type of land is suitable for permanent grassland

Method of Sale

The Gatehouse is offered for sale as a whole or in two lots by private treaty.

Mineral Sporting & Timber Rights

These rights are included insofar as they are owned.

Planning/Development

The Gatehouse is located within South Oxfordshire District Council, within the County of Oxfordshire.

Boundaries

The vendors and the vendor's agent will do their best to specify the ownership of the boundary hedge, fences and ditches but will not be bound to determine these. The purchaser(s) will have to satisfy themselves as to the ownership of any boundaries. Where known boundary maintenance responsibilities will be shown by the T marks on the sale plan. Should the property be sold in lots then the selling agents will stipulate boundary responsibility between the various parts.

Photographs

The photographs in these particulars were taken in March 2017. Any fixtures, fittings or equipment shown in the photographs are not necessarily included in the sale.



Fixtures and Fittings

Only those fixtures and fittings described in the sales particulars are included in the sale.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not disclosed but specifically:

- i) If sold in lots all necessary rights of drainage and service easements will be reserved;
- ii) If sold in lots all necessary rights of access will be reserved;

The purchaser(s) will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

Value Added Tax

In the event that Value Added Tax is or becomes payable in respect of the property or assets sold the purchaser(s) in addition to the consideration will pay to the vendor the full amount of such Value Added Tax.

Authorities

South Oxfordshire District Council, Benson Lane, Crowmarsh Gifford, Wallingford, Oxon, OX10 8ED

Tel: 01491 823000

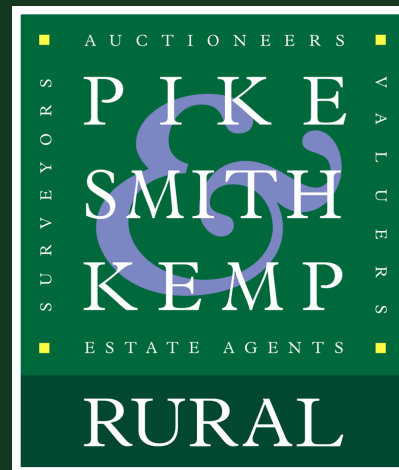
Viewing

Viewings of the property will be strictly by appointment only through the sole Agents Pike Smith & Kemp Rural.

Contact

Duncan Lang on 01844 218258 for further details.





IMPORTANT NOTICE

Pike Smith & Kemp, their Clients and any joint agents give notice that:

- 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on the behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.; and