



Draycott Cottage, Draycott, Thame



A thatched Grade II Listed period house situated in a prime edge of village position with 0.72 acres of private gardens.

Summary of accommodation

Ground floor Entrance Hall | Dining room | Sitting room | Kitchen
Utility Room | Cloakroom | Study

First floor Master bedroom with ensuite | Guest bedroom with ensuite
Two further bedrooms | Shower room | Two loft rooms

Outside Garage with Sauna | Tack room | Outbuilding Storeroom | Granary

Private gardens and grounds in all $\frac{3}{4}$ acre

Distances

Ickford 1 mile, Tiddington 0.5 miles, Thame 3.5 miles, Oxford 13.5 miles, Haddenham & Thame Parkway (trains to London Marylebone in 37 minutes) 7 miles
(All distances and times are approximate)

Location

Draycott Cottage sits off a quiet country road in the hamlet of Draycott which is a ten minute drive to the outskirts of Oxford, three miles from Thame and four miles from the M40 motorway and enjoys a thriving community with a popular cricket club, village hall, The Fox & Goat public house and a garage.

The village is surrounded by splendid countryside with an extensive network of footpaths and bridleways and offers easy access to the M40 and main line station at Haddenham & Thame Parkway. There is a regular bus service which operates through the village to Thame, Aylesbury and Oxford. Draycott is well placed for access to airports at Heathrow and Birmingham.

Communications in the area are impressive with rail connections to London Marylebone from Haddenham & Thame Parkway in approximately 37 minutes and road links via the M40 and A34, both within a few miles. Heathrow airport is located approximately 50 miles away for worldwide travel.





Ashfold Preparatory School at Dorton is nearby and Draycott Cottage falls into a unique 'dual catchment' area both Lord Williams Secondary in Thame as well as Buckinghamshire's selective grammar schools. Additionally, there are a wide choice of independent schools in the both the University City of Oxford and surrounding Buckinghamshire and Oxfordshire areas.

The beautiful and nearby historical market town of Thame, provides all the shopping needs of the areas with Waitrose and Sainsbury's conveniently located and well as a charming high street. Other nearby notable attractions include the renowned Oxfordshire Golf Club, the National Trust's Waddesdon Manor, Bicester Village, Raymond Blanc's Michelin-starred Belmond Le Manoir, and miles of attractive footpaths and bridleways leading through the stunning Oxfordshire Countryside.

Description

Draycott Cottage is situated in a private setting in the hamlet of Draycott which sits between Ickford and Tiddington. This is a stunning and beautifully presented Grade II listed four bedroom detached thatched house, with good ceiling height throughout and an array of period features which include polished flag stone floors, inglenook fire places, exposed ceiling and wall timbers, leaded windows and wooden latched doors, so indicative of a property of this period.

The current owners have maintained a wonderful mixture of character combined with modern features, such as the stylish ensuite bathroom and fully fitted kitchen with integrated electric hob and separate double oven.

The ground floor accommodation comprises a light and airy sitting room and separate dining room, downstairs cloakroom, entrance hall, study and utility room. To the first floor there are four good sized bedrooms, one of which is an exceptional master bedroom with vaulted ceiling, a range of fitted wardrobes and a very spacious ensuite bathroom. In addition there is a family bathroom, separate shower room and a hall landing.

The property is accessed via a gravel driveway which leads to parking for several cars and to the timber garage. The gardens and grounds surround the property and incorporate a pathway which leads to the rear of the property and to a delightful curved sun terrace which commands stunning views over the gardens. The rear garden is mainly laid to lawn and is framed by flower and herbaceous borders and enclosed with mature hedging. A separate and





substantial vegetable garden is also enclosed with mature hedging and an attractive stone wall. The stunning gardens and grounds which measure approximately 0.72 of an acre are so quintessential and complement the beautiful detached house. There are a number of outbuildings within the grounds, but of particular note is the old granary which still sits proudly on the staddle stones.

Directions (postcode OX9 2LX)

From Oxford exit the Oxford Ring Road on the A40 heading south east, pass the Thornhill Park and Ride, take the third exit signposted to Thame and Aylesbury. At the mini roundabout cross straight over and at the next roundabout take the first exit following the signs for Thame. Upon entering Tiddington turn left immediately after The Fox & Goat public house into Ickford Road, proceed along the road out of the village and after the turn off to Waterstock on your left (do not take this turn off), stay on Ickford Road and Draycott Cottage can be found a short distance further on the right hand side.

Property information

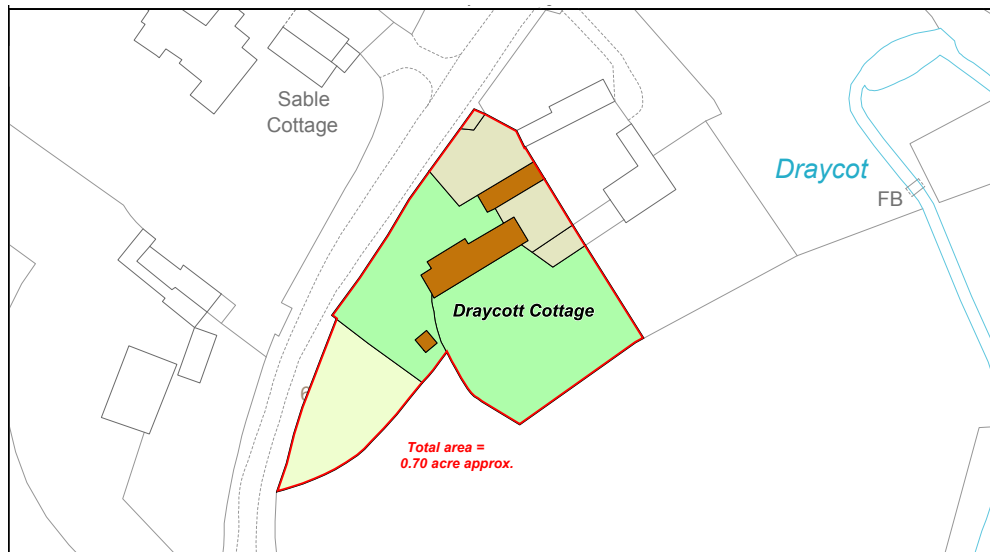
Services: Oil fired heating, private drainage, mains electricity and water.

Local authority: South Oxfordshire District Council.

Guide Price: £1,450,000

Viewings

By appointment through sole selling agent Knight Frank.



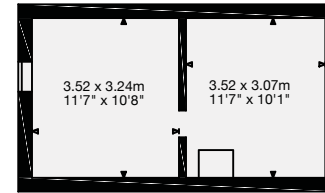


Approximate Gross Internal Floor Area

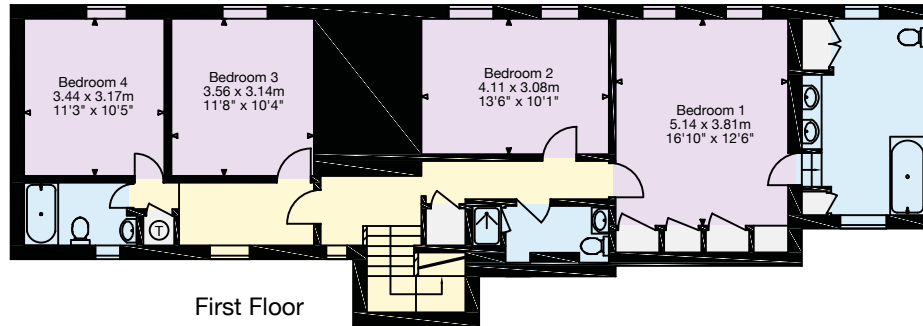
Main House = 245 sq m / 2,638 sq ft

Outbuilding = 82 sq m / 890 sq ft

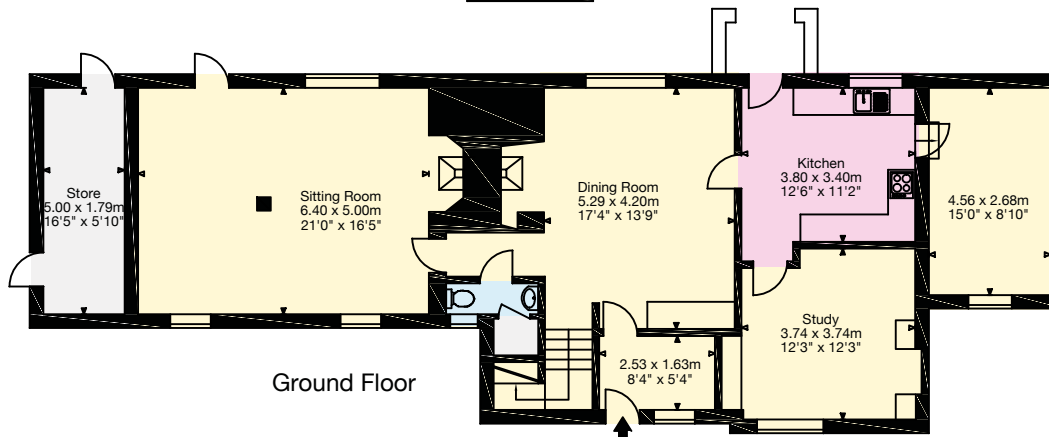
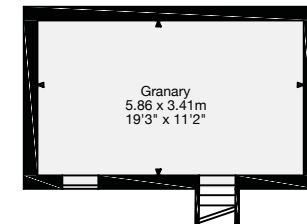
This plan is for guidance only
and must not be relied upon as a
statement of fact. Attention is drawn
to the important notice on the last page
of the text of the Particulars.



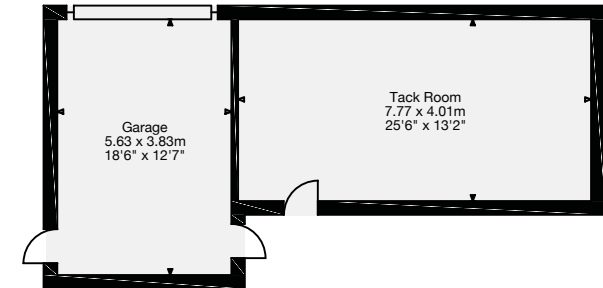
Loft



First Floor



Ground Floor



Outbuildings

Knight Frank Oxford

274 Banbury Road

Summertown

Oxford

OX2 7DY

knightfrank.co.uk

I would be delighted to tell you more

Harry Sheppard

01865 264885

harry.sheppard@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2022. Photographs and videos dated June 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.