



John Peers House, Tetsworth, Thame

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John Peers House, 31 Chiltern View, Tetsworth, Thame, OX9 7AL

A beautifully modernised Grade II listed Georgian Vicarage, with a Coach House comprising two spacious flats and quadruple garage standing in about two acres of private and well tended gardens

Thame 5 miles, M40 (J8A) 5.1 miles, Oxford 12 miles, Haddenham and Thame Parkway Station 8.2 miles (London Marylebone 37 mins), London Heathrow Airport 32.4 miles, Central London 44.7 miles

Five bedrooms, three bathrooms and cloak room | Entrance hall | Dining room | Sitting room | Kitchen | Office | Conservatory | Cellar | Pantry | Cloak room | Coach House with two studio apartments and four bay garage | Summer House | 605 sq m (6,500 sq ft) in about two acres | EPC rating E

John Peers House

• John Peers House is an imposing Grade II listed Georgian Vicarage with tremendous character in the friendly village of Tetsworth, with easy access to Oxford and London

• The black and white tiled entrance hall blends seamlessly into the top-lit staircase, making a striking visual statement as one enters the house

• The adjacent dining room and sitting room are spacious (about 60 sq m in all) and handsomely proportioned, with the high ceilings and original carved stone fireplaces which are a feature of the house. The bay-windowed sitting room has triple French doors opening to the sunny south-westerly terrace views over the garden

• The impressive Shaker style kitchen has a Rangemaster double oven, integrated Bosch fridge and dishwasher and statuario marble worktops, while the cabinets are oak. There is easy access to the wine cellar

• There is a large landing on the upper floor, leading to five spacious and well proportioned double bedrooms, including two en suite. The main bathroom is tiled in huge mimic statuario gloss porcelain, the sink is Villeroy and Boch, and the shower tray is Carrera marble. The private staircase from the Maid's Room to the kitchen is a charming and unusual feature

• The Conservatory provides extensive (46 sq m) and versatile space with air handling units to provide an equable climate throughout the year

• The entire house has been sensitively restored and modernised in recent years by the well-known Oxfordshire-based design-led construction firm, Stuart Barr. This includes the provision of Cat 5 wiring

• There are original Georgian features throughout, including classical design features, panelled doors, sash windows and shutters, skirting and cornices

The Coach House

• The Coach House is an attractive stone building which was built in 2005. There are two roomy studio flats totalling 85 sq m on the first floor which are currently rented out on an Airbnb basis. There is an 80 sq m, four-bay garage on the ground floor. There is scope for reconfiguring the Coach House as two maisonettes or a house













Summer House & Garden

- The 19 sq m Summer House is in the same style as the Conservatory. It has panoramic views over the garden and can be used throughout the year

- The garden of about two acres comprises a formal Rose Garden, lawns and informal area with trees and bushes, and a large pond. Classical statues and planters are scattered throughout. The terrace extends round two sides of the house, enclosed by a stone balustrade

- The house and garden are extremely private and secure, shielded by mature trees and approached by a private drive accessed by remote-controlled gates



Floorplans
 Main House internal area 4,533 sq ft (421 sq m)
 Garage internal area 863 sq ft (80 sq m)
 Summer House internal area 201 sq ft (19 sq m)
 Flat 1 & Flat 2 internal area 916 sq ft (85 sq m)
 Total internal area 6,513 sq ft (605 sq m)
 For identification purposes only.



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

(OX9 7AL) From Junction 7 of the M40, follow the A40 into Tetworth for 3 miles before turning right onto Back Street. Turn right onto Parkers Hill and right again onto Chiltern View, John Peers House is just past the church.

General

Local Authority: South Oxfordshire District Council

Services: Mains electricity, water and drainage. Oil fired central heating and underfloor heating.

Council Tax: Band F

Tenure: Freehold

Offers in excess of: £1,750,000

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