

TILIA HOUSE



STATION ROAD · PYRTON · OXFORDSHIRE



TILIA HOUSE

FINE PERIOD HOUSE WITH LOVELY GARDENS

Reception hall – Inner hall – Cloakroom – Drawing room – Dining room
Study – Kitchen/breakfast room – Garden room – Rear hall and utility room
Master bedroom suite – 3 further bedrooms (en suite)

Detached garage block with workshop – Tack room and double garage
2-bedroom flat above

Excellent parking

Beautiful formal gardens, tennis court

Delightful gardens of 0.89 acres

Watlington town centre 1 mile
M40 (J6) 3 miles
Oxford 17 miles
Henley-on-Thames 11 miles



Savills Henley-on-Thames

henley@savills.com
01491 843001
savills.co.uk

SITUATION

Tilia House occupies a rural position on the outskirts of the popular market town of Watlington. Watlington is a charming market town with day to day facilities, restaurants, garage, delicatessen, village school, tennis club / bowling club and a fine butcher. The major regional centres of Oxford, High Wycombe, Henley-on-Thames and the market town of Thame provide good shopping, recreational and educational facilities and transport links. The Oxford Tube bus service stops at Junction 6 with regular buses to Oxford and London (Hyde Park Corner / Victoria). Airport buses to Heathrow and Gatwick also connect from the M40 (J6). Haddenham and Thame Parkway station has fast trains to London Marylebone, and main line train services can also be found at Princes Risborough and High Wycombe.

There is some outstanding countryside in this part of the world offering miles of riding and walking, with a number of good village pubs and golf courses to choose from.

There is a wide choice of schooling in the area including The Oratory, Moulsoford, Cranford House, and many within reach located in Oxford and Abingdon such as Radley College and St Edwards, or Wycombe Abbey and Godstow in High Wycombe.



DESCRIPTION

Tilia House is a fine period house believed to date from the early 1800s and extended in the 21st century. Formerly part of the Shirburn Castle Estate, it was owned briefly by the Church of England and used as a former rectory, and has since been owned by our client who bought the property around 1980.

Tilia House offers some wonderful rooms and has been the subject of high quality upgrading over the years, with some charming architectural detail within the house including cornicing, fine sash windows, splendid fireplaces, oak joinery and staircases.

Tilia House offers excellent family accommodation with 4 beautifully proportioned principal reception rooms with bay windows, fireplaces with hearths and smart cornicing. There is a fine study with fireplace with carved wooden surround and fitted bookshelves. The drawing room also has an open fireplace with carved surround and double doors to the garden.

There is a Mark Wilkinson kitchen/breakfast room with oak units and marble worktops, with a 4-oven Aga (oil fired), space for electric cooker with hob above, space and plumbing for dishwasher, large bay window with tiled floor and double doors to the garden. The inner hall includes a fine oak staircase and, like other principal reception rooms, has access to the terrace and gardens. The rear hall/utility room area provides day to day access to the house, with the utility room housing a tumble dryer, Grant oil fired boiler for central heating and domestic hot water, tiled floor and space and plumbing for washing machine. WC and cloakroom.

The first floor accommodation includes 4 bedroom suites, with the master bedroom suite in particular including a bay window, en suite walk-in dressing room/ cupboard with shelves and hanging space, an additional dressing room (possible additional bedroom) and a well-fitted en suite bathroom. The remaining family accommodation on the first floor comprises 3 bedrooms with en suite facilities, with the guest bedroom having an additional dressing room/nursery bedroom.





OUTSIDE

Tilia House is approached through solid electrically operated wooden gates to a wide gravel parking and turning area. Beside the house on the northern boundary is an excellent garage complex including double garage, workshop and tack room, and separately accessed 2-bedroom flat with kitchen/diner with exposed beams, well fitted with wall and floor units, 4-ring gas hob, space and plumbing for washing machine and dishwasher, and entrance hall/kitchenette with WC and separate oil fired central heating, shower room. The flat was converted in 2006 and is currently let on an Assured Shorthold tenancy.

There is also a dog run and kennel.

GARDENS

The gardens and grounds of Tilia house are a very special feature of the property. They have been beautifully tended, being mature and well planted. They sweep around the house itself, and on the western side at the front of the house is an area of lawn with herbaceous border with 2 splendid horse chestnut trees in the north-west corner of the garden.

Lawns sweep around the house towards the east, laid to lawn with beautifully planted and cut mature yew hedging, a substantial and very well kept vegetable garden and soft fruit cage. Immediately off the back of the house is a wide stone terrace wrapping around two sides of the house, and on the eastern boundary is a hard tennis court with summerhouse/pavilion and surrounded by beech hedging and soft planted with roses, lavender and rosemary on the other side. There is a composting area in the south-east corner of the gardens, and some lovely trees throughout including silver birch, maple, quince and judas.

There is a self-watering system for ease of maintenance. The gardens have been maintained to a high standard by the current owners. There is a security lighting system and alarm.

DIRECTIONS (OX49 5DE)

From Oxford or London proceed from the M40 (J6) west on the B4009 to Watlington. Proceed through the hamlet of Shirburn and shortly after turn left, signposted Station Road (opposite the right turn to Pyrton village). Tilia House will be found on the left.

GENERAL REMARKS AND STIPULATIONS

Tenure: Freehold with vacant possession on completion.

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

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services has been tested.

Local authority: South Oxfordshire District Council.
Telephone: 01491 823000.

Post Code: OX49 5DE

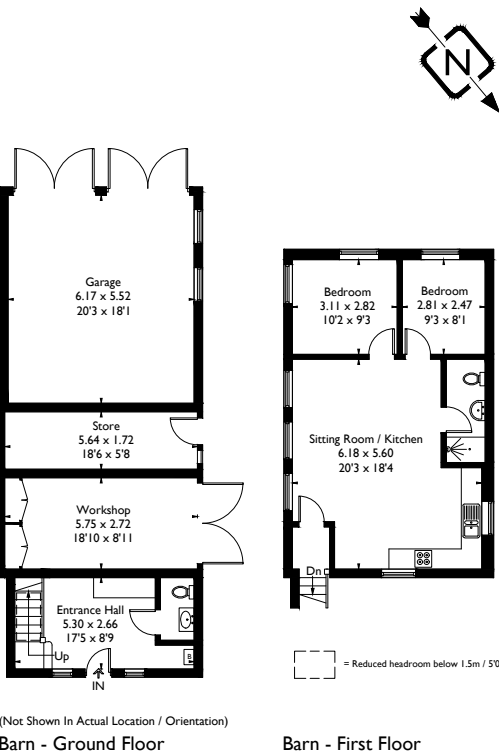
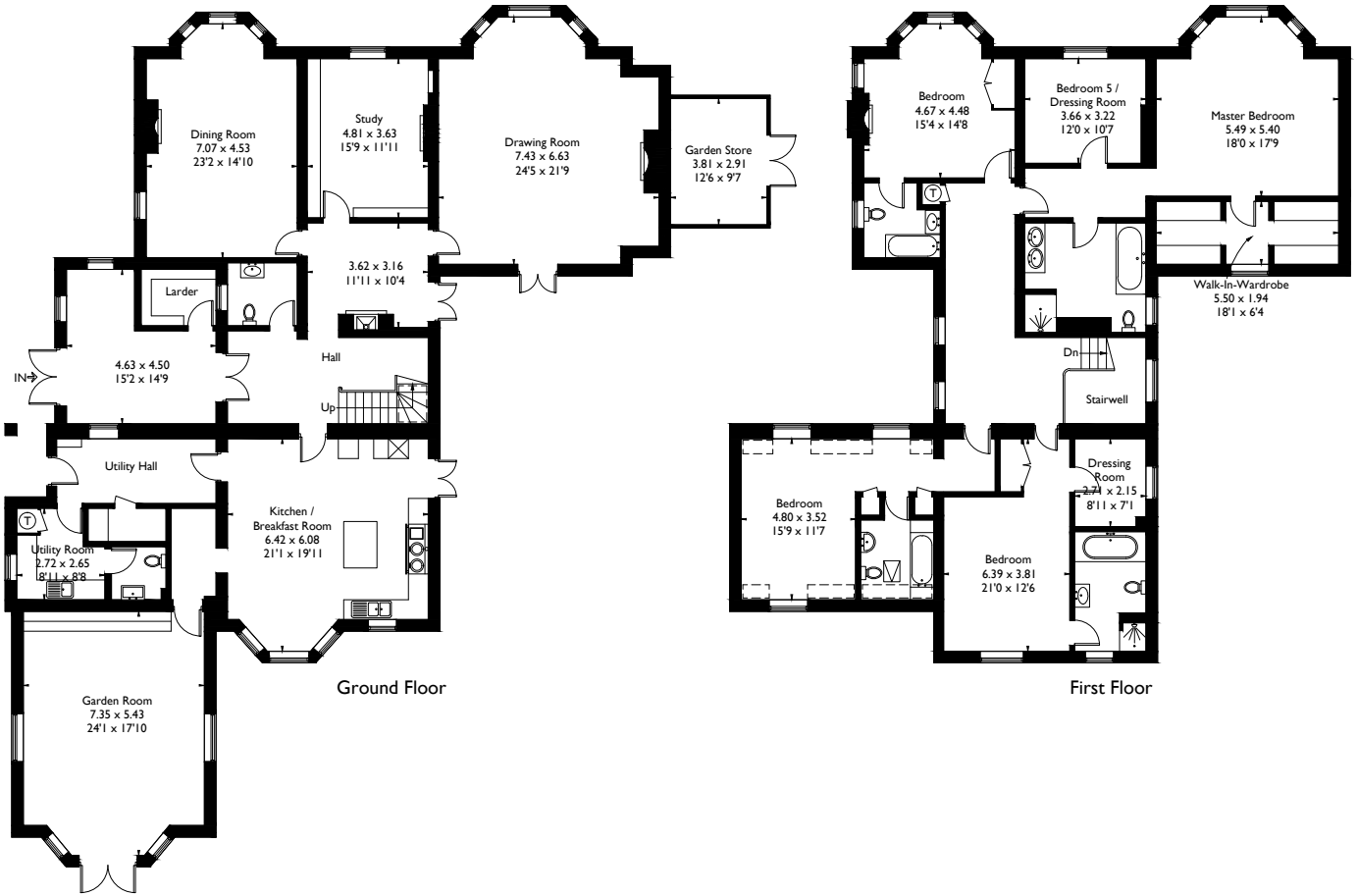
Energy Performance: A copy of the full Energy Performance Certificate is available on request.

Viewing: Strictly by appointment with Savills.



FLOORPLANS

Main House gross internal area = 450.7 sq m/4851 sq ft (Excluding Void)
Barn = 130.4 sq m/1404 sq ft (Including Garage)
Garden Store = 11.0 sq m/118 sq ft
Total = 592.1 sq m/6373 sq ft



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Savills, 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 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. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 180530EC

