





# New Cottage, Towersey, Thame, Oxfordshire, OX9 3QS



## New Cottage

Pleasantly situated in this quiet backwater location to the edge of this highly regarded South Oxfordshire village, this is a very well presented and thoughtfully extended, detached 4 bedroom family home with sunny south facing garden to the rear and ample driveway parking to the front.

Upon entering the property, there is a welcoming entrance hall with doors leading off to the principal rooms. The sitting room has a working fireplace, a small study leading off and doors interconnecting with the kitchen. The large kitchen/breakfast room has been recently refitted with a good range of cupboards and integrated appliances and overlooks, and has French windows leading into, the garden. A real asset to the house, this room provides ample space for a dining table and chairs along with space for further seating; ideal entertaining space which can be opened up to the outside during warmer months. Leading from here is a useful utility room with side door access and a guest cloakroom. A playroom, or perhaps a formal dining room, completes the ground floor accommodation. Upstairs there is a new and spacious master bedroom with ensuite shower room, a Juliet balcony, enjoying the rural views, and a large walk-in cupboard. Furthermore, there are three double bedrooms and a good size family bathroom.

Outside, to the front, is a large gravel driveway providing ample parking and a detached garage. To the rear is a lovely enclosed and private, large south facing garden laid to lawn with mature shrub borders, two timber sheds and a paved terrace. From here, there are far reaching rural views across to the Chiltern Hills.

## Accommodation

### Ground Floor

Entrance Hall, Kitchen/Breakfast Room, Sitting Room, Dining Room/Playroom, Study, Utility Room, Cloakroom.

### First Floor

Master Bedroom with ensuite Shower Room, Three further Bedrooms, Family Bathroom.

### Outside

Gravel Driveway, Detached Garage, South Facing Rear Gardens, Two Timber Sheds.





# New Cottage, Towersey, Thame, Oxfordshire, OX9 3QS



## Towersey

Towersey is a picturesque Oxfordshire village with a real sense of community spirit, situated just a short drive from Thame. It has a busy social scene and benefits from a popular pub, a well-equipped village hall and a pretty church. It is conveniently located between Oxford, Aylesbury and High Wycombe and offers superb transport links being close to Junctions 6, 7 and 8 of the M40 and Haddenham and Thame Parkway railway station which offers fast train services to Birmingham and London Marylebone (from 35 minutes) on the Chiltern Line. The Oxford Tube coach service can be caught at Junction 6 of the M40, offering services to Oxford and west and central London.

The historic market town of Thame offers a wide array of local amenities including schools at all levels, sports clubs, a theatre and a leisure centre. The town is getting increasingly vibrant, now hosting very popular annual food, sport and art and literature festivals along with the traditional fairs. Boutique shops and independent stores line the ever popular High Street. There is a choice of supermarkets, including Waitrose, Marks & Spencer, Co-op and Sainsbury. A good selection of restaurants, cafés and pubs can be found here, along with a weekly traditional market, farmers markets and a French market. There is a health centre with pharmacy, a number of dental practices and a cottage hospital.





# New Cottage, Towersey, Thame, Oxfordshire, OX9 3QS

## Directions

From our offices in Thame turn left and proceed up the High Street. Continue over the first mini-roundabout and, at the second mini-roundabout, take the first exit, into East Street, signposted P. Risborough (A4129) and Community hospital. Continue over the next mini-roundabout, into Kingsey Road and, at the main roundabout, take the third exit, onto the B4012, signposted Postcombe, Chinnor and Towersey. Take the first left, into Towersey Road. After a short drive, continue into the village and into Manor Road, at the crossroads next to the village hall. Proceed along Manor Road and turn right into the continuation of Manor Road, just after the gates to the manor, on your left. Follow this road around to your right and New Cottage will be found on your left.

## Transport Links

M40 Motorway (Junctions 6, 7 & 8) - circa 6 miles.

Haddenham and Thame railway station - circa 2.5 miles.

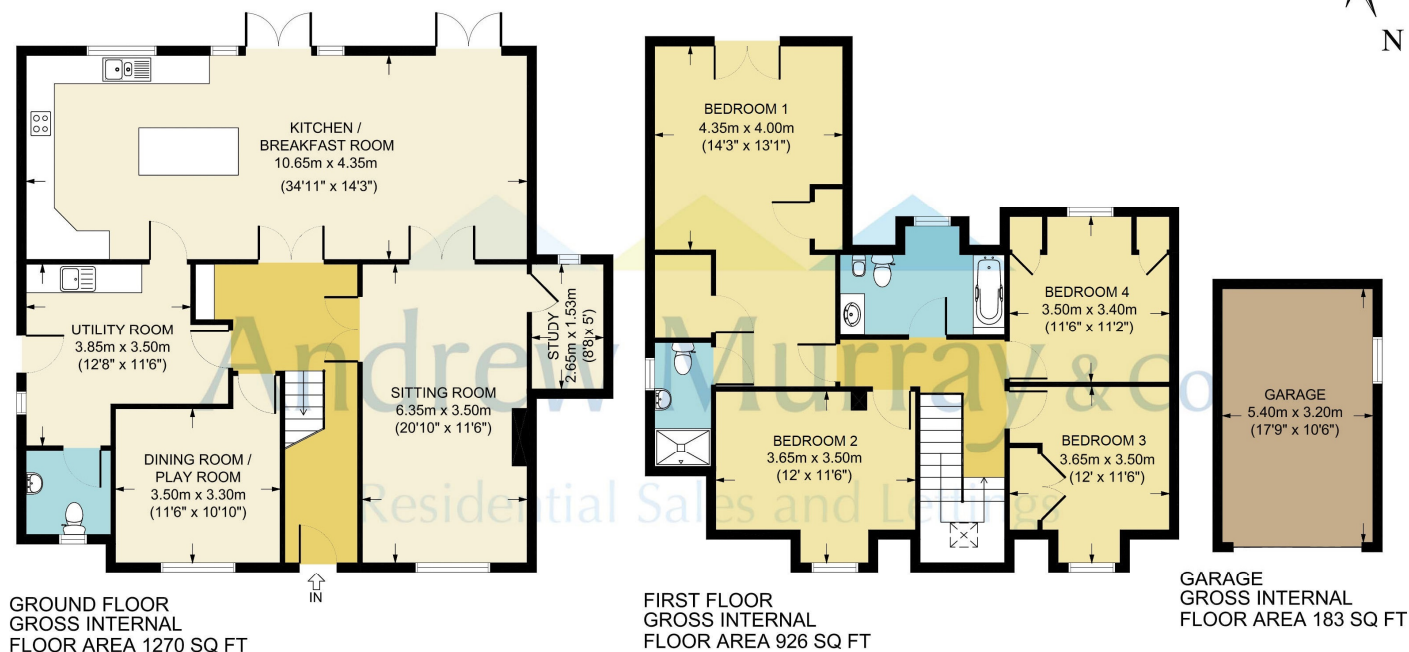
Arriva Sapphire local bus route 280 to Aylesbury, Haddenham and Oxford.

## Broadband

Superfast enabled – Maximum available speed estimated at 76.00 Mbps.

## Tenure

Freehold.



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

## Services

Mains Electricity, Water and Drainage.  
Oil Fired Central Heating.

## Local Authority

South Oxfordshire District Council  
[www.southoxon.gov.uk](http://www.southoxon.gov.uk)

## Tax Band

F

Andrew Murray & Co. for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute part of, an offer or contract. (2) All descriptions, dimensions, references to condition, permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Andrew Murray & Co. has any authority to make or give any representation or warranty whatever in relation to this property. (4) They do not hold themselves responsible for any expense incurred in viewings.

**Andrew Murray & Co**  
98 High Street, Thame,  
Oxfordshire, OX9 3EH

**01844 211800**  
[sales@andrew-murray.co.uk](mailto:sales@andrew-murray.co.uk)  
[www.andrew-murray.co.uk](http://www.andrew-murray.co.uk)