



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

**Thatched Cottage, 9 Chiltern View, Tetsworth, OX9 7AL**



Thatched Cottage is a delightful early 17th century detached property, with three bedrooms, sitting on a stunning plot of approximately 1 acre in the well-connected South Oxfordshire village of Tetsworth. With off road parking, garaging, large workshop and separate home office, the property could suit someone looking to operate a small business from home. The house is a short walk from the primary school and popular village pub. A 5-minute drive will take you to junction 7 of the M40 and the market town of Thame is just 10 minutes away.

## THATCHED COTTAGE

Thatched Cottage is an utterly charming, traditional country cottage that, from the outside, seems magically suspended in time. Neatly tucked back from the lane behind a mature hedge, the property is accessed via a short driveway with gated entrance and includes parking for several cars. Externally, there is a generous size wrap around front and rear South facing lawned garden and a delightful orchard garden with mature trees and hedging for privacy, backing onto farmland.

In times gone by, Thatched Cottage was actually three farmworker's cottages. Today, the house is a single, beautiful home, which has been sympathetically maintained by the current owners. Into the house through the rear entrance porch, that leads into a good sized kitchen, which has a wonderfully warm and welcoming feel. The kitchen is traditional in style, with an ESSE electric range cooker, butler sink, original fireplace and limestone flooring with underfloor heating. There is also plenty of space for a family table and chairs. Adjoining the kitchen is a charming sitting room with spectacular inglenook fireplace and exposed beams. Snug and cosy but with plenty of space, this is a room to enjoy on a cold winter's night with the fire roaring.

On the opposite side of the kitchen, there is a 2nd reception room, currently set up as a dining room, with brick fireplace and working woodburning stove. The cottage also has the additional bonus of a further reception space off the sitting room, a perfect snug or even a ground floor bedroom with French doors that open out onto the paved terrace. To the rear of the property, there is a downstairs shower room/guest cloakroom and the adjoining utility room is a lovely, practical bonus. Perfect for pulling off muddy wellies after a long walk and drying off damp dogs!







As if one staircase wasn't enough, Thatched Cottage offers a choice of two which lead you upstairs and....wow! The master bedroom is a showstopper - generous in size, light spills in, giving the room a soft, warm glow. The family bathroom is also a beauty, with a slipper bath. The second and third bedroom are both good sized characterful double bedrooms. Beams abound throughout the upstairs, but the floor is light and warm underfoot, with soft cream carpets.

And then there's the outside space....the garden is an absolute countryside dream and it also includes driveway parking, garaging (2 carports and a single garage), an impressive workshop or 4 bay garage (40ft x 15'11ft) and a separate home office. There may also be the potential to convert the workshop into a self-contained annexe subject to planning consent.









## TETSWORTH

Located in the picturesque South Oxfordshire village of Tetsworth centred around a large attractive village green, the Thatched Cottage is ideally positioned for someone seeking village life but requiring great access to communications and to the amenities offered by a larger town or city. Oxford is only 14 miles distant and offers extensive shopping and leisure facilities. Local amenities can be found in the nearby market town of Thame and the M40 provides excellent access to London and the Midlands. There is also a frequent fast train service to London from the mainline station of Haddenham & Thame Parkway and a village bus service to Oxford and High Wycombe.

Tetsworth has a thriving and sociable village community and offers an excellent range of amenities including the Red Lion Public House overlooking the Green with its well-stocked shop for day-to day essentials, the renowned Swan Antiques Centre and a recently refurbished village hall with an active programme of community events. There is also a primary school, church and a village Sports and Social Club which runs popular football and cricket teams. The Oxfordshire Golf Club and the Waterstock Golf Club are also nearby.



Chiltern View, Tetworth, Thame  
 Approximate Gross Internal Area  
 Main House = 1616 Sq Ft/150 Sq M  
 Garage & Carport = 461 Sq Ft/43 Sq M  
 Office & Workshop = 762 Sq Ft/71 Sq M  
 Total = 2839 Sq Ft/264 Sq M



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

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## SERVICES

Oil fired central heating, mains water and mains drainage.

## LOCAL AUTHORITY

South Oxford District Council

## TAX

Council tax band D

**VIEWINGS STRICTLY BY APPOINTMENT WITH MORGAN & ASSOCIATES**

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