

WHITE COTTAGE

MANOR ROAD, TOWERSEY, OXFORDSHIRE. OX9 3QR



HAMNETT
HAYWARD

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TOWERSEY, OXFORDSHIRE OX9 3QR

An exquisite village home with self contained annexe, enjoying the most idyllic setting with views of the church and beautiful mature gardens.

Dating back in parts to the XVIII century and formerly The White Hart public house, this beautiful village home offers simply stunning accommodation and the most charming mature formal gardens all within a picturesque setting offering views of the XII century church. Set in private grounds extending to 0.28 acres, the property boasts a self contained annexe with a courtyard garden, a substantial area of off street parking and a detached shepherds hut to the front. Positioned within the highly sought after Manor Road of this charming Oxfordshire village, the property is ideally located for direct access to rural walks and a footpath leads you directly to the market town of Thame for it's many artisan shops, cafe's, pubs and restaurants and positioned for access to the M40 and Haddenham & Thame Parkway for a comprehensive service into London Marylebone (under 40 mins).

On entering this wonderful home an entrance hall with cloakroom opens into a generous reception, also ideal as an occasional study. The main house flows wonderfully to the ground floor, with the original open plan reception room extending to 25' enjoying a multitude of character and two original fireplaces. Of particular note is the dining/family room opening from the kitchen, flooded with natural light from the vaulted ceiling and opening to the annexe and garden. The kitchen is fitted with a range of traditional shaker style units, a lovely flagged floor and cream Aga. The principal bedroom has a range of fitted wardrobes and an en- suite shower room, three further bedrooms are on the first floor. The self contained annexe has its own separate entrance, alternatively a door links from the main house and offers a kitchen, large double bedroom, sitting room and shower room all offered in immaculate condition.

Outside, White Cottage is accessed via a long sweeping shingle driveway opening to a substantial area of off street parking to the front of the most stunning formal garden. The manicured garden are immaculate and laid to lawn with the most beautiful flower and shrub borders. A pretty terrace provides the perfect position for summer entertaining and dining and enjoys a lovely view of the garden. A further courtyard garden is located to the rear of the property serving the annexe.

“A FABULOUS VILLAGE HOME WITH SELF CONTAINED ANNEXE, DATING BACK IN PARTS TO THE XVIII CENTURY AND ENJOYING THE MOST STUNNING MATURE GROUNDS AND JUST THE MOST PICTURESQUE SETTING”



AT A GLANCE

- A magnificent village house dating back to the XVIII century with a self contained annexe
- Outstanding location enjoying a stunning setting off the village green with views of the church
- Substantial plot extending to 0.28 acres with the most beautiful manicured gardens
- Four bedrooms, two bathrooms in the main house, further one bedroom self contained annexe
- Picturesque village providing good access to London Marylebone (under 40 mins from station)



SUMMARY

- Entrance hall
- Cloakroom
- Reception hall/study
- 25' Sitting/family room with open fireplace
- Inner hallway
- Kitchen with Aga
- Fabulous vaulted reception room extending to 33'
- Utility room/annexe kitchen
- Ground floor bathroom
- Principal bedroom with shower room
- Three further bedrooms
- Annexe comprising separate entrance hall, 18' sitting room, double bedroom with doors to courtyard garden, large shower room
- Substantial shingle driveway providing ample parking
- The most stunning mature grounds extending to 0.28 acres
- Detached shepherds hut ideal for home office
- Attractive thatched annexe with private courtyard
- Beautiful setting positioned off the village green with views of the XII century church
- Prime location within the picturesque Manor Road of this highly sought after village
- Close to the Phoenix trail for a network of stunning rural walks and direct access to Thame
- London Marylebone in under 40 minutes from nearby Thame & Haddenham Parkway

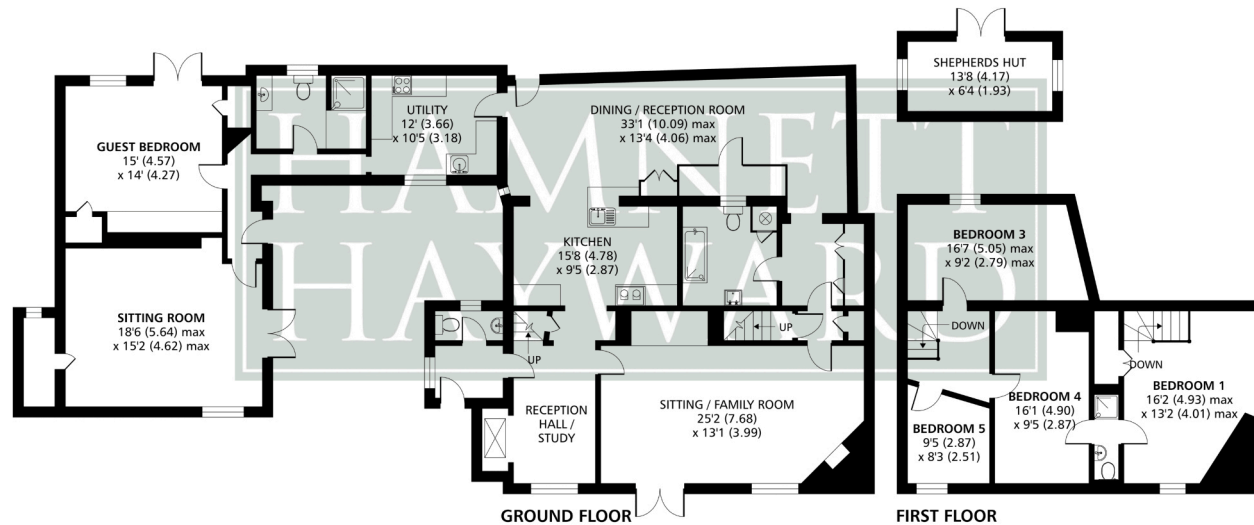
Manor Road, Thame, OX9

Approximate Area = 2904 sq ft / 269.8 sq m

Outbuilding = 92 sq ft / 8.5 sq m

Total = 2996 sq ft / 278.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Hamnett Hayward Ltd. REF: 1119376

LOCATION

Towersey is a small peaceful community surrounded by farmland close to the picturesque market town of Thame, just a few minutes from the M40. Despite being a small village Towersey has what must be one of the most active social calendars in Oxfordshire with many groups and organisations and numerous events through the year. St Catherine's church which dates from 1150 is well worth a visit. Good food and ales can be found at the Three Horseshoes public house and regular artisan food stalls operate on a regular basis. The quintessential English market town of Thame is located just two miles from Towersey, with the pretty High Street dotted with a mix of Medieval and Georgian buildings and home to a huge range of independent shops as well as bars, public houses and restaurants. A Waitrose & Sainsbury's supermarket are also located in the centre. Despite Thame's rural position, the town is well positioned for links to London. Trains from the nearby station now reach Marylebone in around 37 minutes (fast train) while the M40 is a short drive from the town centre. Local education facilities are provided for all ages and include three reputable primary schools and the renowned Lord Williams' Comprehensive School which has recently obtained good status from Ofsted. There is also a daily bus service from Thame for the Aylesbury Grammar schools.

ADDITIONAL INFORMATION

Services: Mains water & Electricity

Heating: Oil fired central heating to radiators, electric heaters to annex, wood burning stove to Sitting room

Energy Rating: Current E (42) Potential D (66)

Tenure: Freehold

Local Authority: South Oxfordshire District Council

Postcode: OX9 3QR

Council Tax Band: G

GUIDE PRICE £1,250,000

**HAMNETT
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