

MINSTRELS WAY

35 MANOR ROAD, TOWERSEY, OXFORDSHIRE. OX9 3QR



HAMNETT
HAYWARD

MINSTRELS WAY

MANOR ROAD, TOWERSEY, OXFORDSHIRE. OX9 3QR

A unique opportunity to acquire a generous four bedroom detached bungalow in need of some updating, whilst offering excellent potential.

Dating back originally to the 1960's, Minstrels Way has been extended in more recent years to provide a well proportioned three/four bedroom bungalow, in need of some updating whilst offering fabulous potential to design and construct a contemporary home within a beautiful village setting. 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 Minstrels Way a covered entrance porch opens to a lean to with further glazed sliding door opening to the rear garden and doors through to the sitting room. Of particular note is the large open plan sitting/dining room with a glazed dual aspect overlooking the front garden and flooded with natural light. A central fireplace with a stone surround enjoys a lovely open fire. The dining room flows from the sitting room and in turn opens back into the kitchen. The kitchen itself is fitted with a range of cupboard and drawer units and has space and plumbing for a washing machine and dishwasher. Further appliances include a Bosch double oven and ceramic hob.

The bedrooms are arranged to the back of the bungalow, including a principal bedroom with an en-suite shower room. Three further bedrooms are served by a separate main bathroom.

Outside, Minstrels Way is accessed via a long sweeping shingle driveway opening to a substantial area of off street parking and a detached garage. The remainder of the front is laid to lawn and enclosed with mature hedging to provide privacy. The rear garden has a sunny South-West aspect and is laid to lawn with a large paved terrace area. The rear garden is enclosed with timber panel fencing.

In our opinion this is a unique opportunity to acquire a generous detached bungalow, offering considerable scope and located within the most beautiful Oxfordshire village.

“A UNIQUE FOUR BEDROOM DETACHED BUNGALOW SITUATED WITHIN THE MOST PICTURESQUE VILLAGE SETTING AND ENJOYING PRIVATE MATURE GROUNDS”



AT A GLANCE

- A unique opportunity to acquire a generous detached bungalow in need of updating
- Outstanding location enjoying a stunning setting close to the village green and church
- Generous plot extending to approximately 160' x 47' with the most private plot
- Scope to extend and re-design into a contemporary village home
- Picturesque village providing good access to London Marylebone (under 40 mins from station)



SUMMARY

- Entrance porch
- Inner lean to walkway through to garden
- Kitchen opening to;
- Dining room
- Generous 24' sitting room with open fireplace
- Study/bedroom 4
- Principal bedroom with en-suite shower room
- Two further bedrooms
- Bathroom
- Generous area of off street parking to the front
- Detached garage
- Large plot offering an excellent degree of privacy
- Private front garden extending to 77'
- Enclosed South-West facing rear garden
- Vacant possession with no onward chain
- Beautiful setting within a quiet no-through road, close to the village green and 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
- Scope to extend and re-design



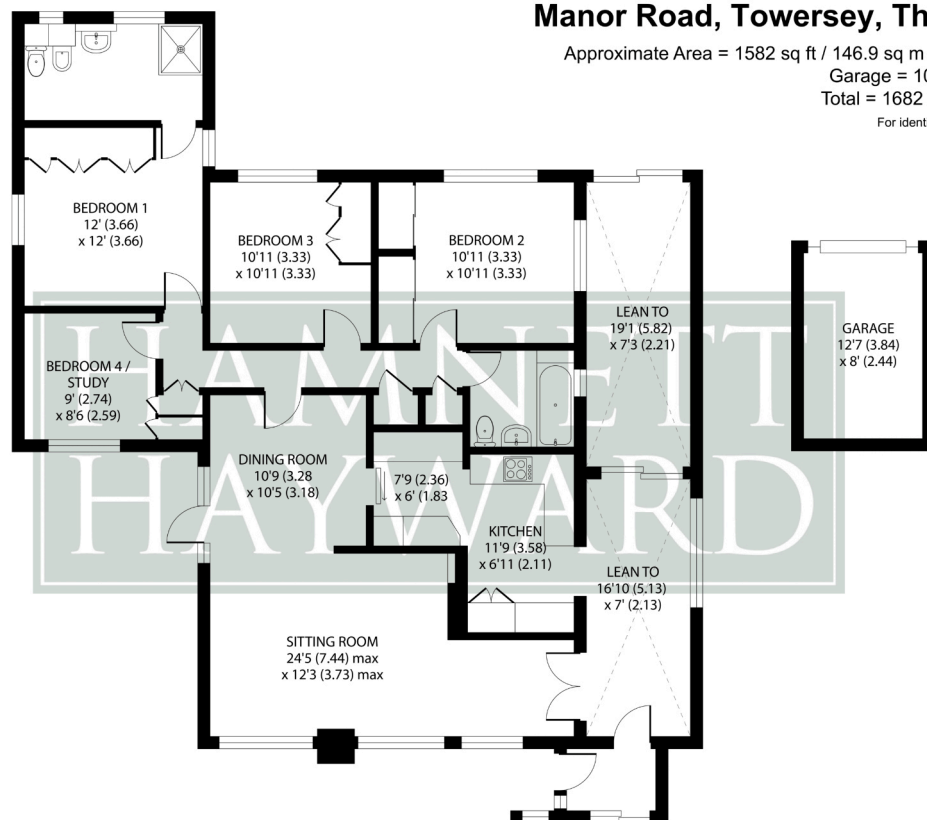
Manor Road, Towersey, Thame, OX9

Approximate Area = 1582 sq ft / 146.9 sq m (includes lean to)

Garage = 100 sq ft / 9.2 sq m

Total = 1682 sq ft / 156.1 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). © nichecom 2024. Produced for Hamnett Hayward Ltd. REF: 1161873

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

Energy Rating: Current E (39) Potential D (68)

Tenure: Freehold

Local Authority: South Oxfordshire District Council

Postcode: OX9 3QR

Council Tax Band: F

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