

# HOPE COTTAGE

MANOR ROAD, TOWERSEY, OXFORDSHIRE. OX9 3QR



HAMNETT  
HAYWARD

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**The most beautiful period home situated within this picturesque setting adjoining the village green and church, all within stunning formal grounds of 0.35 acres with a substantial barn style garage block and annexe.**

Dating back originally to the XVII century and listed Grade II, Hope Cottage is the most quintessential thatched cottage enjoying the most tranquil setting overlooking the village church. Set in delightful grounds extending to 0.35 acres, the property has the advantage of a self contained annexe within a characterful barn style dwelling. 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 extends into a delightful 17' reception hall with a multitude of original features including exposed beams and fireplace. This gem has been modernised by the current owners to provide a stunning open plan kitchen/dining area extending into the oak framed garden room. The kitchen has been recently re-fitted with stylish shaker style units and quartz work surfaces, replicated within the substantial island unit, ideal for entertaining. The kitchen flows seamlessly into the oak framed garden room which is flooded with natural light and opens directly to the rear garden. A well equipped utility room has also been updated and has separate external access. The principal bedroom has been recently updated with oak fronted fitted wardrobes and a well appointed en- suite shower room. Three further bedrooms are on the first floor, served by a stunning family bathroom.

Outside, Hope Cottage is accessed via a long driveway opening to a substantial area of off street parking for ample vehicles. The detached self contained annexe is constructed in a sympathetic barn and conveniently positioned away from the main house. The first floor annexe comprises a 22' open plan kitchen/sitting room, opening to a double bedroom with a shower room, below is a garage/workshop extending to 46' in length. The most beautiful manicured gardens are located to the front of the property, laid predominately to lawn with mature borders. The gardens offer a number of private terrace areas ideal for entertaining and offering views of the church.

"THE MOST BEAUTIFUL GRADE II LISTED PERIOD HOME, ENJOYING THE QUINTESSENTIAL OXFORDSHIRE VILLAGE SETTING, ADJOINING THE VILLAGE GREEN AND CHURCH"



## AT A GLANCE

- A magnificent Grade II listed village home, with a self contained annexe and substantial garaging
- Quintessential setting off the village green with direct views of the church
- Beautiful formal gardens extending to 0.35 acres
- Recently re-modelled interior including the most wonderful open plan kitchen/dining/garden room
- Picturesque village providing good access to London Marylebone (under 40 mins from station)



## SUMMARY

- Entrance hall opening to fabulous reception hall
- Cloakroom
- Sitting room with open fireplace
- Stunning contemporary kitchen/breakfast with substantial island, opening to dining area and garden room
- Beautiful oak framed garden room
- Utility room
- Recently refurbished principal bedroom with well appointed en-suite shower room
- Three further first floor bedrooms
- Luxurious family bathroom with stand alone bath
- Two attic rooms to the second floor
- Detached first floor annexe/apartment comprising 22' open plan sitting room/kitchen. Double bedroom with en-suite shower room
- Substantial driveway providing ample parking
- 46' barn style garage/workshop
- The most stunning mature grounds extending to 0.35 acres
- Detached summer house and log store
- Beautiful setting positioned adjoining the village green with views of the historic 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



## Manor Road, Towersey, Thame, OX9

Approximate Area = 2439 sq ft / 226.5 sq m (excludes void)

Limited Use Area(s) = 132 sq ft / 12.2 sq m

Annexe = 487 sq ft / 45.2 sq m

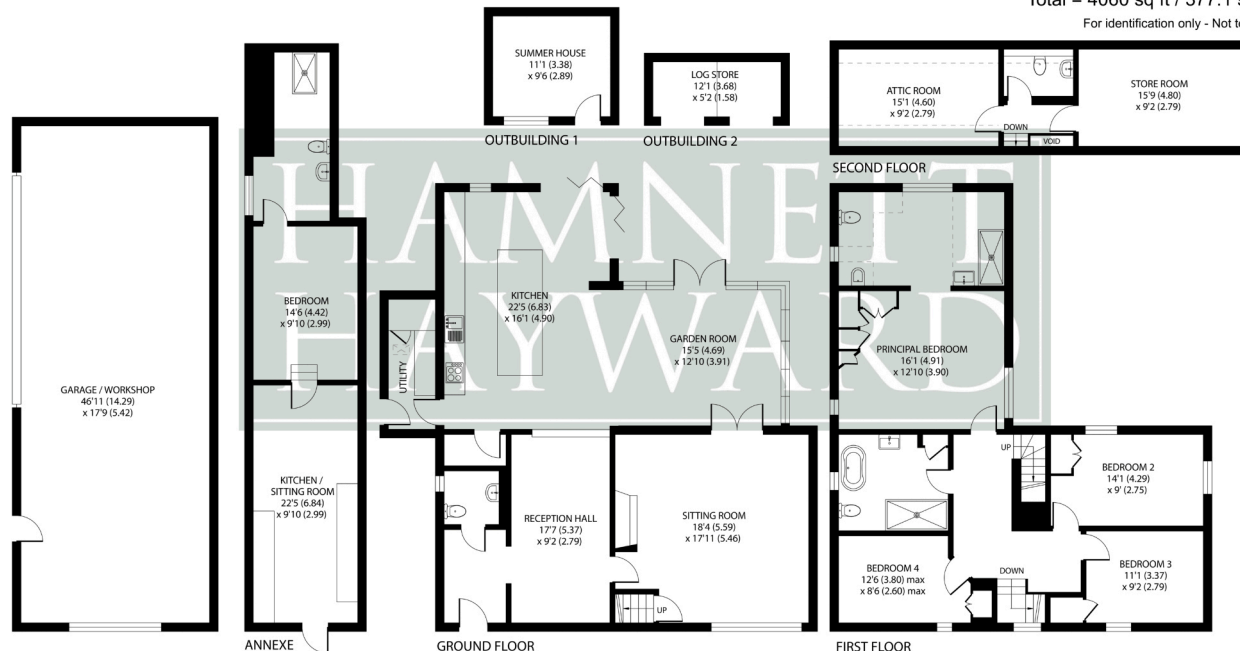
Garage / Workshop = 834 sq ft / 77.4 sq m

Outbuildings = 168 sq ft / 15.6 sq m

Total = 4060 sq ft / 377.1 sq m

For identification only - Not to scale

Denotes restricted  
head height



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: 1174781

## 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. Solar panels for battery storage, 15p feed in tariff creating 4500/500 KW P.A

**Energy Rating:** N/A

**Listing:** Grade II <https://historicengland.org.uk/listing/the-list/list-entry/1181231>

**Tenure:** Freehold

**Local Authority:** South Oxfordshire District Council

**Postcode:** OX9 3QR

**Council Tax Band:** G



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