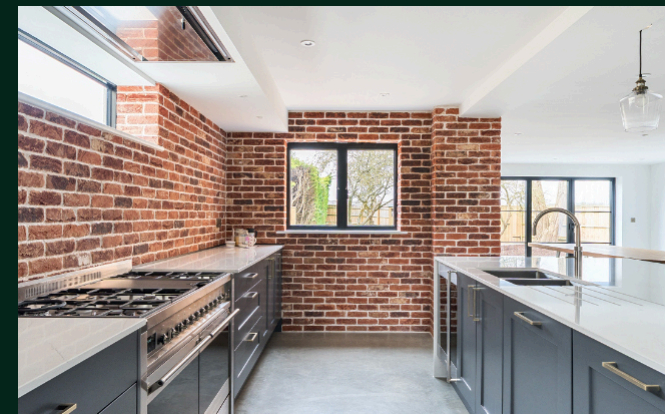


# DROVERS FARM COTTAGE

HENTON, OXFORDSHIRE. OX39 4AP



HAMNETT  
HAYWARD



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**The most stunning four bedroom contemporary home, recently re-modelled and refurbished throughout to an exceptionally high standard.**

Positioned at the foot of a quiet 'no-through' rural lane, Drovers Farm Cottage occupies the most stunning setting within this quiet Oxfordshire hamlet at the foot of the Chiltern Hills. Recently extended and refurbished throughout, the design brief was set out to create open spaces and natural light, whilst combining the latest contemporary comforts. Located within this desirable Oxfordshire hamlet, close to the Buckinghamshire border, the property is within a short walk of The Peacock Country Inn and direct access to many rural walks. For the commuter the property is within striking distance of the M40 for access to London & Oxford and just a short drive to Haddenham & Thame parkway for access to London Marylebone (just 37 minutes).

An entrance with glazed Crittall style doors and built in storage opens to a generous and very welcoming reception hall, providing a wonderful first impression including a stunning solid oak and glazed staircase. Expanding into a large open plan principal reception room this impressive room extends to almost 40' in length, has a stylish polished concrete floor with under floor heating and further glazed Crittall doors opening out to the garden. The kitchen itself is fitted with a range of modern, base level cupboard and drawer units with white Dekton Quartz work surfaces. The kitchen is well equipped with the latest appliances including a Quooker fresh boiling tap, wine chiller, Smeg range style cooker and dishwasher. Further accommodation to the ground floor includes a bedroom suite/study with a luxury shower room and a separate utility room.

On the first floor, stairs rise from a half landing enjoying a full height glazed window overlooking countryside. The substantial landing is fitted with solid oak herringbone flooring and works as an occasional study/reception. Drovers Farm benefits from four stunning bedrooms and three bathrooms (two shower rooms) all finished with high quality sanitary ware and fittings. Of particular note is the lavish principal bedroom suite, enjoying a bank of fitted wardrobes, a luxury bathroom suite and glazed doors opening to a glazed balcony with views over countryside.

Outside, a block paved driveway provides ample parking to the front, including access to garage with electric roller door, extending to 15' in length. The rear gardens are beautifully landscaped, including planters with herbaceous borders and a paved garden path extending to a large storage shed. Outside 'west facing' entertaining spaces provide the perfect setting for Al-fresco dining and entertaining.

OCCUPYING A STUNNING RURAL SETTING, WITH OUTSTANDING VIEWS OVER FARMLAND AND THE CHILTERN HILLS, DROVERS FARM COTTAGE IS A SUPERBLY DESIGNED CONTEMPORARY RESIDENCE OFFERING TIMELESS ELEGANCE THROUGHOUT.



## AT A GLANCE

- A superbly designed rural home, finished to the very highest standards throughout
- The most luxurious bedroom with glazed balcony offering exceptional rural views
- Fabulous open plan reception room with polished concrete floor and Crittall doors to garden
- Well equipped kitchen with a range of appliances including wine chiller and Quooker boiling tap
- Surrounded in glorious countryside, whilst within striking distance of M40 for Oxford & London

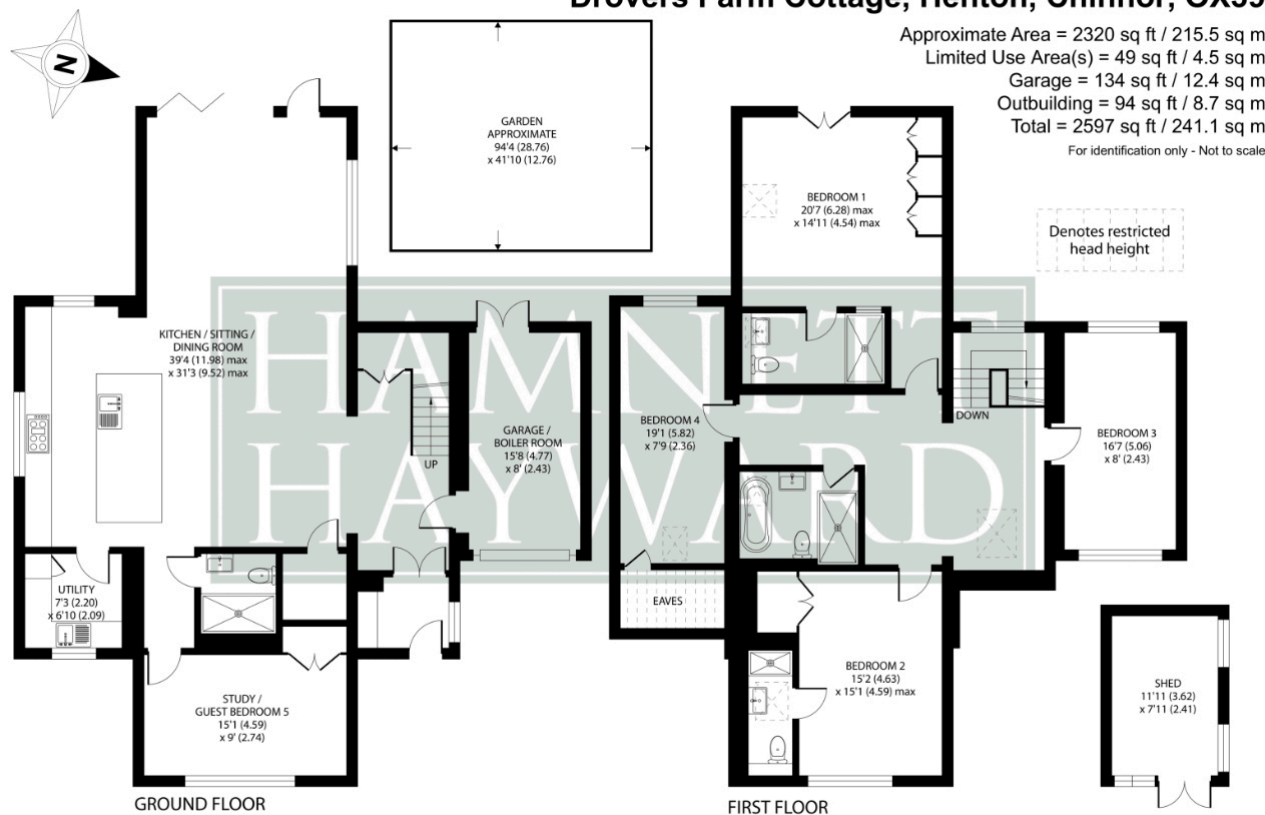




## SUMMARY

- Entrance hall with hand built storage
- Fabulous reception hall with solid oak and glazed staircase rising to a glazed half landing
- Bespoke handcrafted kitchen with top of the range Smeg appliances, including range style cooker, wine chiller and dishwasher. Quooker boiling tap, Dekton Quartz work surfaces
- Generous utility/boot room
- 39' open plan principal reception room with polished concrete floor and glazed Crittall doors to garden
- Ground floor bedroom suite/study/cinema room
- Principle bedroom suite with glazed balcony offering rural views and stunning en-suite shower room
- Guest bedroom suite with shower room
- Two further bedrooms served by stylish bathroom
- Ample parking to the front with garage
- Generous landscaped garden to the rear with an array of entertaining spaces
- Adjoining open countryside with outstanding views
- Picturesque setting on the fringe of this beautiful Oxfordshire hamlet, enjoying panoramic views
- Direct access to stunning rural walks
- Incredibly high standards throughout including Pooky light fittings and under floor heating to both floors
- Large glazed Crittall style windows
- Excellent communications with immediate access to the M40 and within a short drive of Thame & Haddenham mainline railway station (London Marylebone under 40 minutes)

## Drovers Farm Cottage, Henton, Chinnor, OX39



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hamnett Hayward Ltd. REF: 1265932

## LOCATION

Drovers Farm Cottage is located on the fringe of the pretty hamlet of Henton, surrounded by an area of outstanding natural beauty and boasting far reaching views of countryside and The Chiltern Hills beyond. Henton itself is a small but very pretty hamlet, mainly consisting of farm buildings and pretty period cottages. There is a healthy horse riding community with many bridal paths and riding schools offering livery and hacking. The Peacock country Inn is located at the bottom of the hamlet, offering fine food, accommodation and a well deserved drink after a refreshing ridgeway walk. **Commuting:** the nearby Princes Risborough railway station provides a comprehensive service into London Marylebone (approx. 36 mins) and the M40 is located five minutes away at Junction 5, providing excellent access into London and Birmingham. **Education:** the nearby village of Chinnor provides two excellent primary schools at St Andrews and Mill Lane with the reputable preparatory school at nearby Ashfold School. Lord Williams's secondary school is located in nearby Thame with a regular bus service – this school has achieved 'Good' status from ofsted. A selection of private secondary schools are located in Oxford with a regular bus service from Thame. **Shopping:** the nearby market town of Thame provides excellent shopping facilities which include Waitrose, Sainsbury's, M & S simply food and Gails bakery. **Health:** both a health surgery and dentist practice is available in Chinnor. Transport, a regular bus service is available in Chinnor, linking Thame, Oxford, Aylesbury & High Wycombe

## ADDITIONAL INFORMATION

**Services:** Mains drainage and electricity

**Heating:** Oil fired central heating with zoned under floor heating

**EPC:** Currently C - 70, potentially C - 80

**Local Authority:** South Oxfordshire District Council

**Postcode:** OX39 4AP

**Council Tax Band:** E

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