

BARLE COTTAGE

CHINNOR ROAD, TOWERSEY, OXFORDSHIRE. OX9 3QY



HAMNETT
HAYWARD

BARLE COTTAGE

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An exceptional period home providing beautifully presented accommodation throughout, all within a charming Oxfordshire village.

Dating back in parts to circa 1790 and formerly two period cottages, Barle Cottage is a period gem which has been lovingly restored in recent years by the current owners to provide the most stylish interior, combining contemporary and traditional themes; particular mention is made of the sumptuous bathroom complete with William Morris wallpaper. Ideally located within the highly sought after village of Towersey, 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).

This magnificent period home offers adaptable living arranged over two floors, offering the option of two ground floor bedrooms and two first floor bedrooms, including a fabulous 15' principal bedroom with stripped wooden floors. Of particular note is the kitchen/breakfast room, fitted with a range of classic shaker style units with solid timber work surfaces. The kitchen is positioned at the front of the property with glazed french doors flowing out directly to the private terrace for morning coffee. The remainder of the ground floor offers adaptable living with five further rooms including two bedrooms served by a well appointed shower room, a lovely dining room and a snug/office opening to the rear garden. The sitting room is flooded with natural light and has a recently laid wood block flooring and a vaulted ceiling with exposed beams. To the first floor are two lovely bedrooms, served by the most stunning bathroom including a stand alone bath and recently fitted shower cubicle. Outside, off street parking is located to the front of a detached barn style garage with gated access opening to the stunning walled garden. The front garden is laid to lawn with a number of herbaceous borders and raised planters, a resin path extends to a private terrace area for entertaining. Further access is available to the home gymnasium, which in turn extends to the garage. To the rear, the garden has been recently landscaped to provide a very generous terrace, bordered by attractive pleached trees and a beautiful stone wall.

Barle Cottage is a beautiful home, ideally positioned within a quiet Oxfordshire village, whilst within close proximity of the vibrant town of Thame

“EXQUISITE PERIOD LIVING WITHIN THIS EXTENSIVELY RESTORED AND REFURBISHED HOME, OFFERING ELEGANT AND ADAPTABLE LIVING ALL WITHIN A HIGHLY SOUGHT AFTER OXFORDSHIRE VILLAGE”



AT A GLANCE

- A beautiful period house and gardens, lovingly restored and presented to the highest standards
- Outstanding location within this highly sought after and picturesque Oxfordshire village
- Stunning gardens, including a recently landscaped rear garden offering excellent privacy
- Ample off street parking, detached barn style garage and home gymnasium/office
- Picturesque village providing good access to London Marylebone (under 40 mins from station)



SUMMARY

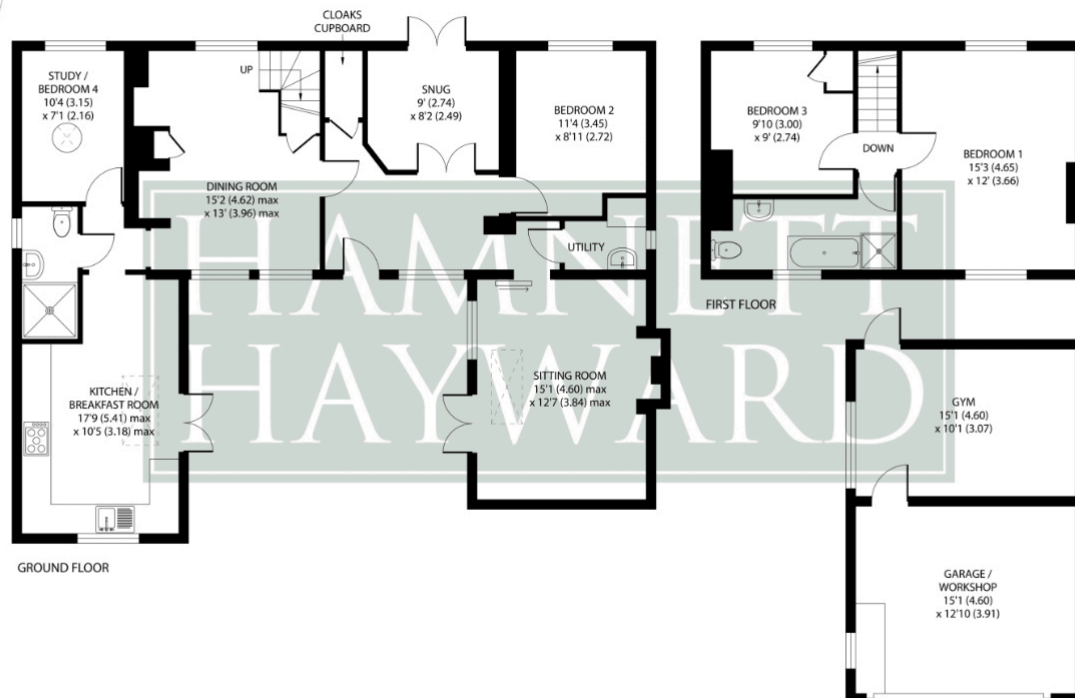
- Attractive pitched porch entrance opening to reception hall
- Dining room with feature fireplace and wood block flooring
- Vaulted sitting room with stylish wooden flooring
- Office/snug opening to rear garden
- Fabulous kitchen/breakfast room
- Utility room
- Study/bedroom 4
- Two ground floor bedrooms and stylish shower room
- Impressive 15' principal bedroom and guest bedroom
- Well appointed family bathroom with separate shower cubicle
- Recently constructed garage with electric door
- Gymnasium/home office
- Off street parking for three vehicles
- Secure walled gardens to the front offering an excellent degree of privacy
- Beautifully landscaped gardens to the rear offering a westerly aspect
- Highly sought after village location
- Beautifully renovated throughout
- 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
- Air source heat pump and solar



Chinnor Road, Towersey, Thame, OX9

Approximate Area = 1753 sq ft / 163 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Hamnett Hayward Ltd. REF: 937370

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: Recently upgraded air source heat pump, solar photovoltaic panels

Energy Rating: Current B (84) Potential A (92)

Tenure: Freehold

Local Authority: South Oxfordshire District Council

Postcode: OX9 3QY

Council Tax Band: F

GUIDE PRICE £875,000



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