

ARGYLL LODGE

CHINNOR ROAD, TOWERSEY, OXFORDSHIRE. OX9 3QY



HAMNETT
HAYWARD

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A beautiful late 17th century Grade II listed village family home set in stunning landscaped gardens of about one third of an acre

Argyll Lodge is a substantial detached period home of character constructed from whitewashed stone and brick elevations under a clay peg tiled roof situated in the heart of this most picturesque village located only two miles east of central Thame. Set back from the road behind a mature beech hedge, the property offers seclusion and tranquillity amongst beautiful landscaped gardens to both the front and rear aspects.

On entering Argyll Lodge you are presented with a spacious heavily beamed reception hall featuring an open stock brick fireplace with inset wood burning stove, currently used as a study by the present owners. An inner lobby provides access to all receptions which includes a beautiful 22' living room with inglenook fireplace, inset log burning stove and two windows overlooking the front gardens, a kitchen/breakfast room overlooking the rear gardens fitted with a Smallbone of Devizes oak range of base and wall units with tiles worktops, integrated oven, hob, extractor hood and dishwasher. The kitchen also features a blue enamelled electric Aga and a useful walk-in larder. From the kitchen, a glazed door opens onto an elegant 16' dining room with parquet floor which in turn opens onto a further reception room with built-in storage and access to a ground floor cloakroom.

First floor bedroom accommodation does not disappoint with no less than five double bedrooms including a lovely master suite comprising bedroom, dressing room and en-suite bathroom, a guest bedroom with en-suite bathroom and three further spacious bedrooms served by a family bathroom.

Externally and of particular note are the outstanding mature gardens extending to approximately one third of an acre. The property is approached from the Chinnor Road with a private gravelled driveway providing access to a double garage. A wrought iron gate provides pedestrian access to the front gardens offering a sunny south/westerly aspect. Laid predominantly to lawn with deep borders and mature trees, the gardens are enclosed by a substantial beech hedge providing seclusion from the road. Pedestrian access to the rear of the property opens onto stunning landscaped gardens of about 120' depth. Beautifully landscaped into two distinct areas predominantly laid to lawn, the gardens are a particular feature of Argyll lodge and include a raised stone terrace, pretty well stocked borders and many specimen trees all enclosed by a mixture of natural stone wall, close boarded fence work and mature screening. Further into the plot the gardens feature a two bay brick constructed outbuilding providing useful storage.

Located within this picturesque Oxfordshire village, Argyll Lodge is ideally positioned enjoying privacy yet close to the Phoenix trail connecting you with Thame and just a short drive from the M40 and Haddenham & Thame Parkway for access into London.

“RARELY AVAILABLE ON THE OPEN MARKET, ARGYLL LODGE IS A FINE EXAMPLE OF A LATE 17TH CENTURY HOUSE OFFERING CHARACTER AND CHARM”



AT A GLANCE

- Character detached period family home offering flexible accommodation
- Four receptions, five bedrooms and three bathrooms
- Outstanding landscaped gardens of about one third of an acre
- Double garage and long drive with parking for a number of vehicles
- Highly sought after village setting offering convenient access to Thame and rail/road links



SUMMARY

- Reception Hall/study
- Cloakroom
- Living room with inglenook fireplace
- Kitchen/breakfast room with Aga
- Dining room
- Reception four
- Master bedroom with en-suite bathroom and dressing room
- Guest bedroom with en-suite bathroom
- Three further double bedrooms
- Family bathroom
- Double garage with access to inner courtyard housing oil tanks and boiler room
- Beautiful mature gardens to both front and rear aspects totalling about one third of an acre
- Secluded setting within the heart of the village

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 & Sainsburys 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 B (84) Potential A (92)

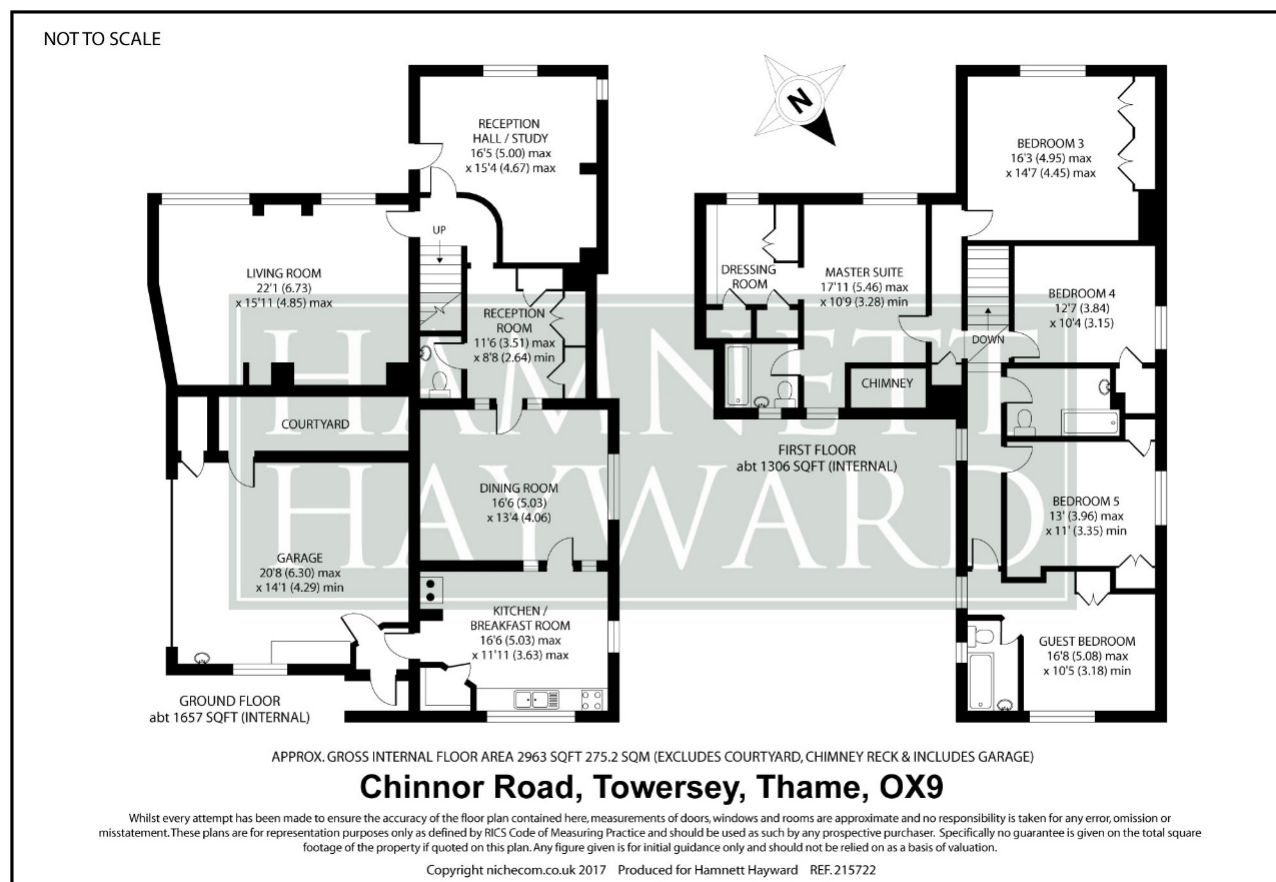
Tenure: Freehold

Listing: Grade II - List Entry NGR: SP 73468 05124

Local Authority: South Oxfordshire District Council

Postcode: OX9 3QY

Council Tax Band: G



HAMNETT HAYWARD

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