

# CHERRY COTTAGE

CHINNOR ROAD, TOWERSEY, OXFORDSHIRE. OX9 3QY



HAMNETT  
HAYWARD



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**An exceptional village home offering beautifully presented accommodation throughout, including the most wonderful open plan kitchen/dining/family room opening to the garden.**

Constructed in 2020 by the reputable Oxfordshire builder Christchurch homes, Cherry Cottage is one of just four individual homes perfectly placed within a quiet area of a highly sought after Oxfordshire village, surrounded in countryside and offering excellent connections to the market town of Thame. Towersey village is ideally located for direct access to rural walks and a footpath leads directly to the market town of Thame for it's many artisan shops, cafe's, pubs and restaurants. For the commuter, Junction 5 & 6 of the M40 are just a short drive and Haddenham & Thame Parkway is just 3 miles for a comprehensive service into London Marylebone (under 40 mins).

The current owners have recently extended Cherry Cottage to provide a well equipped utility room and a detached barn style outbuilding to the front, providing a covered carport, internal storage shed and gymnasium/home office. On arrival, a lovely entrance hall has a cloakroom and opens to all ground floor living, with a stylish oak and glass staircase providing access to first floor bedrooms. The sitting room is located to the front of the property, which is beautifully decorated and fitted with an engineered wooden floor. A modern wood burner has also been recently installed. Of particular note is the fabulous open plan kitchen/dining/snug, positioned to the rear of the house with full width glazed bi-fold doors opening directly the garden. The kitchen itself is fitted with a range of white fronted contemporary units with quartz work surfaces and a corresponding island unit. A range of Neff appliances include an integrated fridge/freezer, an eye level electric oven and combination over, a halogen hob with extractor hood and a dishwasher. The kitchen flows wonderfully into the dining area and snug which is flooded with natural light and bi-fold doors bring the outside in. To the first floor are three good sized bedrooms all with bespoke fitted wardrobes, served by a well appointed bathroom. The principal bedroom offers a stylish en-suite shower room and a stunning glazed section with doors to a Juliet balcony offering a fabulous outlook over countryside.

Outside, the property is approached over a shingle driveway offering ample off street parking. A detached outbuilding provides a car port and home gym/office with full wifi. To the rear is the most beautiful landscaped garden designed with many specimen plants and trees including fruit trees, a smoke tree and of course a cherry. A potager area at the end of the garden provides raised beds for vegetables. Four pergolas provide stunning honeysuckles, jasmine and roses. A private terrace is part block paved and tiled providing the perfect area for entertaining and 'al fresco' dining.

“EXQUISITE AND STYLISH LIVING WITHIN THIS BEAUTIFULLY PRESENTED MODERN HOME, ENJOYING A PICTURESQUE RURAL SETTING WITH OUTSTANDING VIEWS, ALL WITHIN A HIGHLY SOUGHT AFTER VILLAGE”



## AT A GLANCE

- A beautifully presented cottage style home with a very stylish contemporary interior
- Outstanding location within this highly sought after and picturesque Oxfordshire village
- Stunning landscaped rear garden offering open views and sunsets over adjoining paddocks
- Ample off street parking, detached barn style outbuilding with carport and home gymnasium/office
- Excellent commuter village providing access to London Marylebone (trains under 40 mins)





## SUMMARY

- Entrance hall with oak and glass staircase
- Cloakroom
- Sitting room enjoying a wood burning stove
- Fabulous open plan kitchen/dining room, extending into garden room/snug with bi-fold doors to garden
- Kitchen with a comprehensive range of integrated appliances and island unit
- Utility room
- Principal bedroom with en-suite shower room, bespoke fitted wardrobes, Juliet balcony and glazed doors opening to a fabulous outlook
- Two further double bedrooms with bespoke fitted wardrobes
- Family bathroom
- Generous area of off street parking to the front
- Recently constructed oak framed car port with internal storage shed and gym/studio
- The most beautiful manicured garden, recently designed to provide a stunning contemporary space
- Private terrace to the rear for entertaining
- Adjoining open paddocks to the rear
- Highly sought after village location
- 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
- House and carport wired throughout for audio visual home network technology

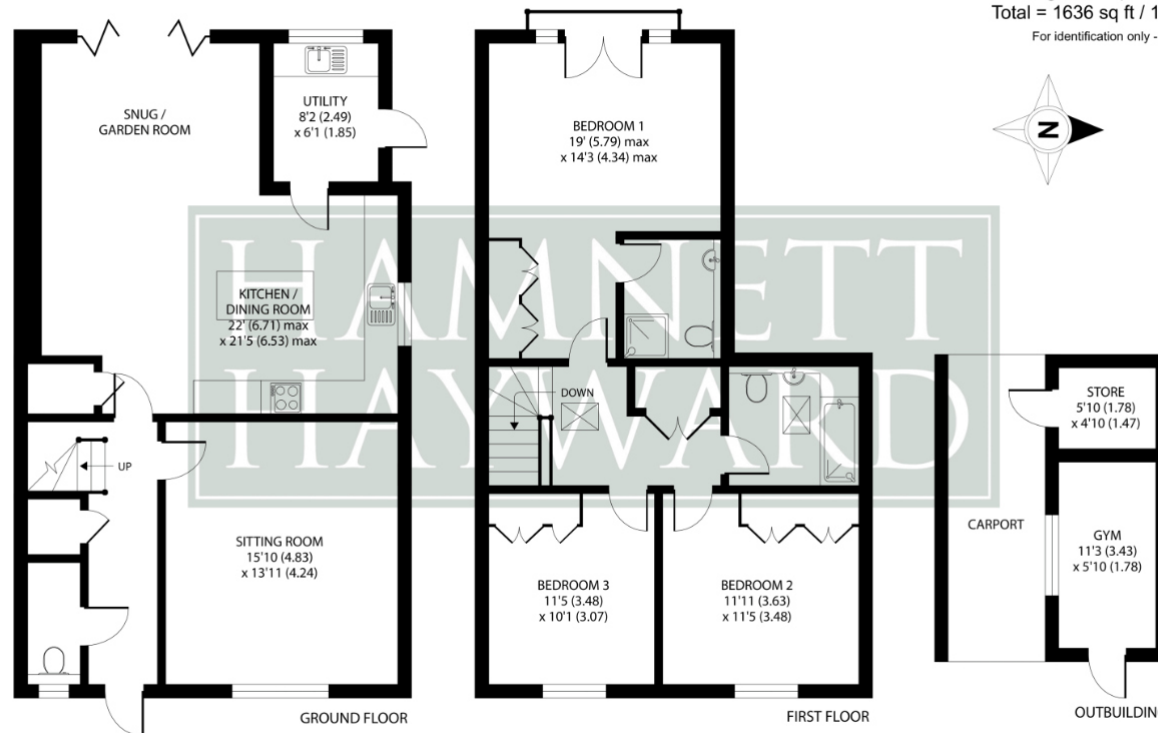
## Chinnor Road, Towersey, Thame, OX9

Approximate Area = 1537 sq ft / 142.8 sq m

Outbuilding = 99 sq ft / 9.2 sq m

Total = 1636 sq ft / 152 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Hamnett Hayward Ltd. REF: 1344014

## 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:** Air source heat pump to radiators and under floor heating, wood burning stove to sitting room

**Energy Rating:** Current C (74) Potential C (78)

**Tenure:** Freehold

**Local Authority:** South Oxfordshire District Council

**Postcode:** OX9 3QY

**Council Tax Band:** F

GUIDE PRICE £845,000

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