

WOODBINE COTTAGE

18 BACK STREET, TETSWORTH, OXFORDSHIRE OX9 7AA



HAMNETT
HAYWARD

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OX9 7AA

An outstanding five bedroom village home combining a beautifully presented period cottage and a stylish barn conversion

This beautiful home originally dates from the mid 18th century when the main part of the house was constructed. In more recent years the current owners have re-designed and converted the adjoining barn to link up and provide the most stylish home, combining traditional features with contemporary living. Woodbine Cottage enjoys a lovely position within the old part of Tetsworth village close to the green and offering excellent access to the M40 junction 6 for London and just a short drive to Haddenham & Thame parkway for a comprehensive service into London Marylebone (Under 40 minutes).

Internally, the property is approached through the most impressive solid oak door into the barn and opening to the fabulous open plan kitchen/dining room, extending to 31' in length. The kitchen is fitted with a range of shaker style cupboard and drawer units with black granite work surfaces and a corresponding island unit has further storage. Integrated appliances include a Miele dishwasher, with a further range style cooker. The kitchen is fitted with a lovely stone flagged floor with underfloor heating and extends into a separate utility room. Further accommodation to the ground floor includes a snug with a shower room, a generous study/family room opening directly to the garden and a generous sitting room extending to 25' in length. To the first floor are five bedrooms and particular mention is made of the principal suite, enjoying a dedicated dressing area and opening to a fabulous vaulted bedroom with en-suite shower room. Four further bedrooms are served by a family bathroom.

Approached initially over parish land, the front offers ample parking, with attractive wrought iron fencing enclosing a lovely garden. To the rear is a beautiful formal garden, laid mainly to lawn with a mixture of mature shrubs. A private terrace offers the perfect area for entertaining and summer dining. To the front of the cottage is the most beautiful Wisteria.

In our opinion this is a wonderful opportunity to acquire a most stylish village home, combining traditional features and contemporary living.

“AN EXCEPTIONAL FIVE BEDROOM VILLAGE RESIDENCE, THOUGHTFULLY REFURBISHED AND CONVERTED TO CREATE THE MOST STYLISH PERIOD HOME, WITH STUNNING FORMAL GARDENS”



AT A GLANCE

- An impressive five bedroom detached period home offering 2,399 sq.ft of living space
- Recently renovated throughout to a particularly high standard
- A most impressive open plan kitchen/dining room extending to 31'
- Original sitting room with open fireplace
- A popular Oxfordshire village Ideally situated for easy access to the M40 (Junctions 6 & 8)

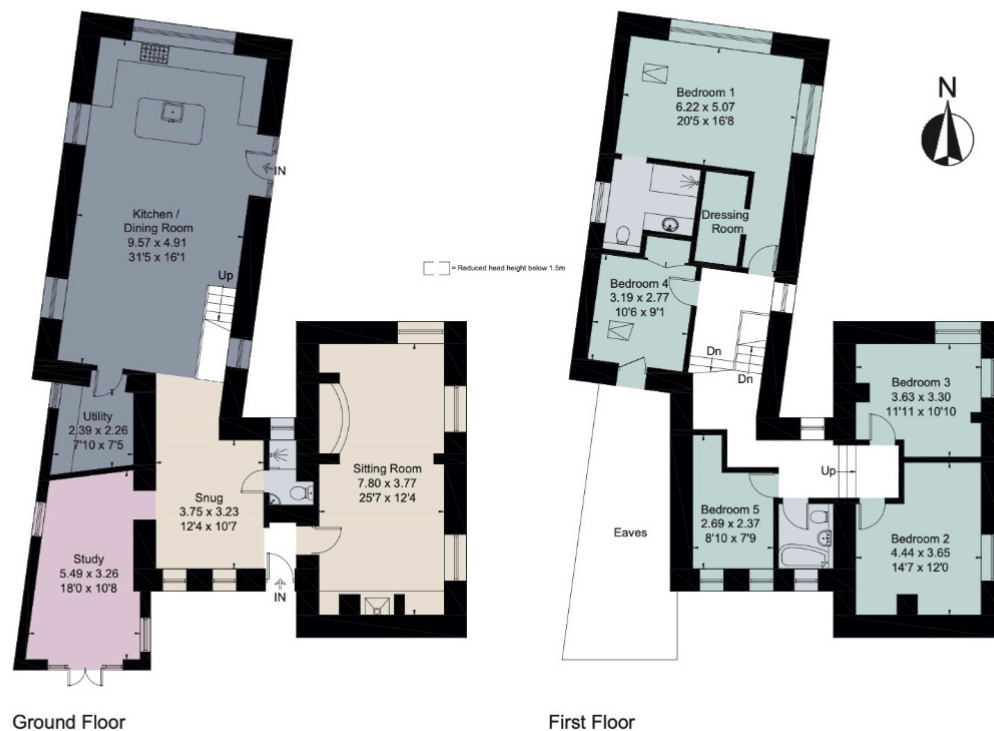


SUMMARY

- Entrance
- 25' sitting room with open fireplace
- Snug and ground floor shower room
- Study/family room opening to the garden
- Impressive 31' open plan kitchen/dining room
- Utility room
- Stunning principal suite of bedroom, dressing room and shower room
- Four further bedrooms
- Family bathroom
- Off street parking to the front
- Manicured formal garden to the rear with a Southerly aspect
- Renovated to a very high standard throughout
- Excellent connections to London via M40 and Princes Risborough station for Marylebone (under 40 mins)
- Popular Oxfordshire village

**Woodbine Cottage, 18 Back Street, Tetworth, Thame, Oxfordshire,
OX9 7AA**

Approximate Area 222.9 sq m / 2399 sq ft
Including Limited Use Area (2.0 sq m / 21 sq ft)



For identification only. Not to scale. © 221028HW

LOCATION

Tetworth is a charming Oxfordshire village set amidst attractive countryside, offering a peaceful rural setting with excellent connectivity. Rich in character, the village features a mix of period homes and modern properties, along with a welcoming community atmosphere. Local amenities include a village pub, parish church, and nearby farm shops, while more extensive facilities can be found in surrounding market towns. With easy access to the M40, Tetworth is well placed for commuting to Oxford, London, and the wider region, making it an ideal location for those seeking a balance of countryside living and convenience. There is a mainline railway station at Haddenham & Thame Parkway (Just 5 miles) offering regular direct line services to London Marylebone (under 40 minutes) and Birmingham. Facilities in the village include a primary school, public house and mobile post office services. The village is also famous for the Swan Antiques Centre. More comprehensive amenities are available at Thame, Princes Risborough and High Wycombe. For secondary education, Lord Williams's school is located in nearby Thame with further private schools in Oxford and Abingdon.

ADDITIONAL INFORMATION

Services: Mains water, electricity, private drainage

Heating: Oil fired central heating to radiators, under floor heating to kitchen/dining room and principal bedroom

Energy Rating: Currently E (41), Potentially D (64)

Local Authority: South Oxfordshire District Council

Postcode: OX9 7AA

Council Tax Band: E

Tenure: Freehold



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