



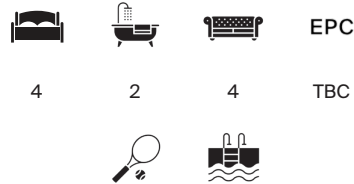
# THE OLD FARMHOUSE

Towersey, Thame, Oxfordshire



# A VERY PRETTY GRADE II LISTED FARMHOUSE DATING BACK IN PART TO THE 16TH CENTURY

The Old Farmhouse is a lovely family home offering well planned and maintained accommodation with many character features. It has the benefit of a delightful period barn with planning permission to convert into a good-sized annexe.



Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity, water, and drainage, oil fired central heating



## THE OLD FARMHOUSE

The accommodation is as shown in the floor plans and has been well cared for and updated by the present owner. Dating back to the 16th Century the property is well maintained and offers good sized family accommodation. Immediately adjacent to the house is a period barn with planning to create a good sized annexe or potentially connect to the main house creating a single large dwelling.

The ground floor has three principal reception rooms with original fireplaces. There are the family room, formal dining room and a triple aspect sitting room opening to the garden. There is also a lovely garden room, kitchen/breakfast room with Aga, a utility room and cloakroom.

The first floor comprises the main bedroom with vaulted ceiling, en suite bathroom and dressing room. There are three further bedrooms and a family bathroom.







## LOCATION

The Old Farmhouse is beautifully tucked away at the end of Lower Green on the edge of a popular village. Towersey is a pretty Oxfordshire village situated right on the borders of Buckinghamshire centring around a popular public house and 12th Century church.

For the commuter, Princes Risborough station is 6.5 miles away, with a regular service to London Marylebone and is approximately 35 minutes. Junctions 6 of the M40 is approximately 5.5 miles away respectively, giving access to Oxford, London, the M25 and National Motorway Network.

The nearby historic market town of Thame offers an eclectic range of shops ranging from large supermarkets through to small independent boutiques.

The local area benefits from well regarded schools with three primary and a comprehensive school in Thame and a number of independent schools within the area.

Recreational and sports facilities in the area include golf at Whitelead, Saunderton and Ellesborough, tennis in Thame and Princes Risborough and cricket and rugby in Thame.







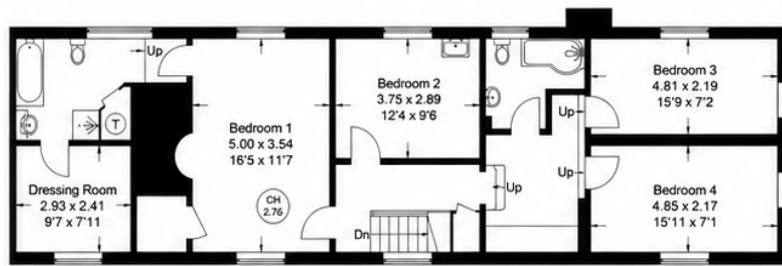
## GARDENS

The sweeping gravelled driveway brings you in passing a pond and leading to the front of the house which is flanked on one side by the garage block with room over to one side and a period barn to the other, this lovely building has planning permission granted and initiated for ancillary residential accommodation.

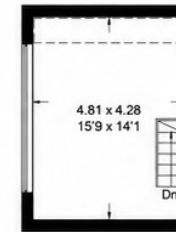
The gardens surround the property with large areas of lawn, lovely floral beds and mature planting creating a stunning environment. There are a number of outbuildings and sheds as well as a heated swimming pool and hard tennis court.



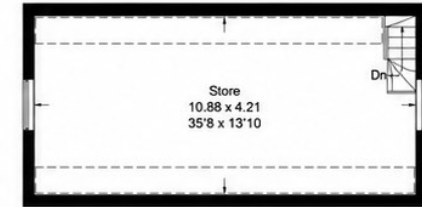




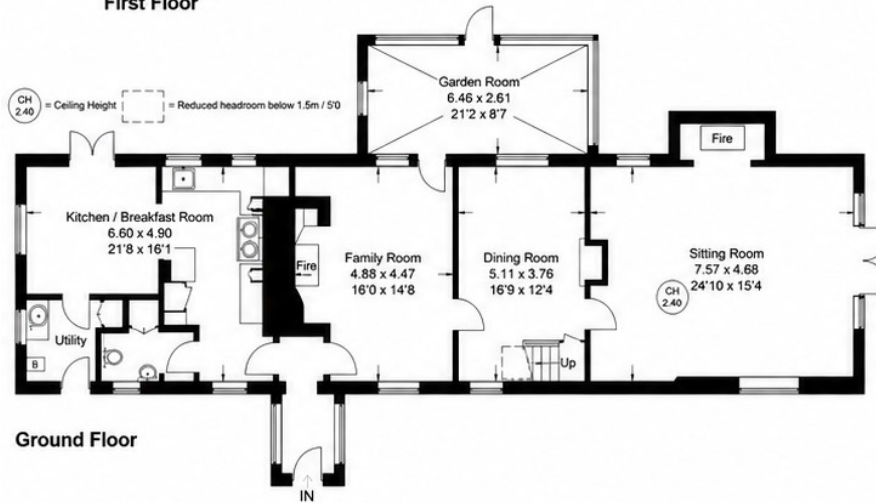
First Floor



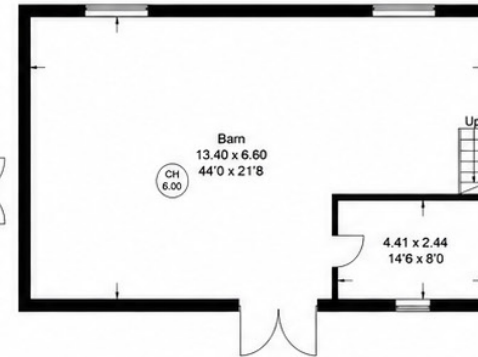
Barn - First Floor



Garage - First Floor

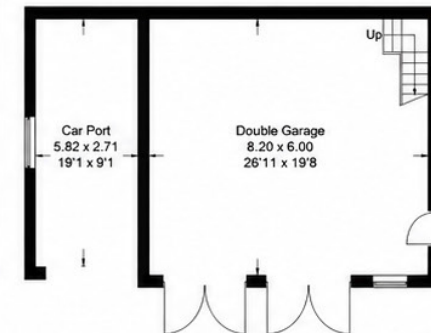


Ground Floor



Barn - Ground Floor

(Not Shown In Actual Location / Orientation)



Garage - Ground Floor

(Not Shown In Actual Location / Orientation)

## The Old Farmhouse, Towersey, Thame, OX9 3QW

Approximate Gross Internal Area  
 Ground Floor = 143.9 sq m / 1549 sq ft  
 First Floor = 99.5 sq m / 1071 sq ft  
 Outbuildings = 205.3 sq m / 2210 sq ft  
 Total = 448.7 sq m / 4830 sq ft  
 (Including Garage & Excluding Car Port)

Illustration for identification purposes only. Window and door openings are approximate.

Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



(Including Outbuildings/Garage)  
 Approximate Gross Internal Area = 448.7 sq m / 4830 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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