

BLACK HORSE COTTAGE

MANOR ROAD, TOWERSEY, OXFORDSHIRE. OX9 3QR



HAMNETT
HAYWARD

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A beautiful late 18th century village family home with triple garage, detached annex and stunning landscaped gardens of about an acre

Black Horse Cottage is an exceptional period family home, rich in character and discreetly positioned in a secluded 'tucked away' setting. Approached via a long gravelled driveway which leads to expansive lawns and a striking courtyard setting framed by two substantial outbuildings, the property enjoys outstanding part-walled gardens extending to approximately one acre, enhancing both its charm and privacy. Originally dating back to the 18th century, the cottage served as a public house until the early 1960s. In more recent years, it has been sympathetically extended to provide beautifully presented accommodation arranged over two floors. The property has been meticulously maintained and now offers a welcoming reception hall with cloakroom and separate cloaks cupboard. The bespoke kitchen, installed in 2019 by Kingsey Kitchens, is fitted with an extensive range of handcrafted cabinetry, complemented by stone worktops, a range of integrated Siemens appliances and an oil-fired Aga. The kitchen flows seamlessly into a spacious dining room, creating an ideal setting for both everyday living and entertaining. At the opposite end of the house, a superb 19' sitting room features an impressive inglenook fireplace and enjoys delightful views over the rear gardens. This elegant space is further enhanced by an adjoining reading area with built-in bookshelves and ample room for a piano. To the first floor, the property offers generous bedroom accommodation. The principal bedroom is positioned to the rear, enjoying beautiful views over the walled garden, and is served by a modern en-suite bathroom with separate shower. Bedroom two has been thoughtfully fitted with bespoke office furniture, while the remaining two bedrooms are well-proportioned doubles. A stylish family bathroom, also with a separate shower, completes the accommodation.

Outside, the grounds of Black Horse Cottage are truly outstanding and include an impressive timber-framed triple garage featuring an attractive clock tower and useful attic space above. Opposite, a substantial detached annexe/studio provides additional versatile accommodation, complete with its own kitchen and WC. Beyond the courtyard, the principal gardens are a particular highlight. Part-walled and thoughtfully arranged into three distinct areas, they have been beautifully landscaped with mature specimen trees and well-stocked borders, and enjoy a wonderful outlook backing onto open farmland.

"RARELY AVAILABLE ON THE OPEN MARKET, BLACK HORSE COTTAGE IS A FINE EXAMPLE OF A 18TH CENTURY COTTAGE WITH OUTBUILDINGS, SITUATED IN A COURTYARD SETTING OFFERING CHARACTER AND CHARM IN BREATHTAKING MATURE GROUNDS"



AT A GLANCE

- Character detached period cottage with separate annex/studio and triple garage
- Unique secluded setting located next to Towersey Manor with sweeping private drive and courtyard parking
- Outstanding part walled landscaped gardens of about an acre
- Modernised and maintained to a very high standard
- Highly sought after village setting offering convenient access to Thame and rail/road links



SUMMARY

- Reception Hall
- Cloakroom
- Cloaks cupboard
- Recently refitted kitchen
- Dining room with fireplace
- Sitting room with fireplace
- Reading area

- Principal bedroom with en-suite bathroom
- Second bedroom fitted with bespoke office furniture
- Two further double bedrooms
- Family bathroom

- Detached triple garage with stairs leading to:
 - Attic Room

- Detached 295 sq.ft annex/studio

- Beautiful mature gardens to both front and rear aspects totalling about an acre

- Bespoke timber greenhouse

- PV Solar Edge panels producing 4.47MWh PA
- Solar Edge battery system with automatic backup
- EV charging point

- Secluded setting next to Towersey Manor within the heart of this highly sought after village

- 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

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, drainage and electricity

Heating: Oil fired central heating to radiators

Energy Rating: Current 49 (E) Potential 83 (B)

Tenure: Freehold

Local Authority: South Oxfordshire District Council

Postcode: OX9 3QR

Council Tax Band: F

Manor Road, Thame, OX9

Approximate Area = 2276 sq ft / 211.4 sq m

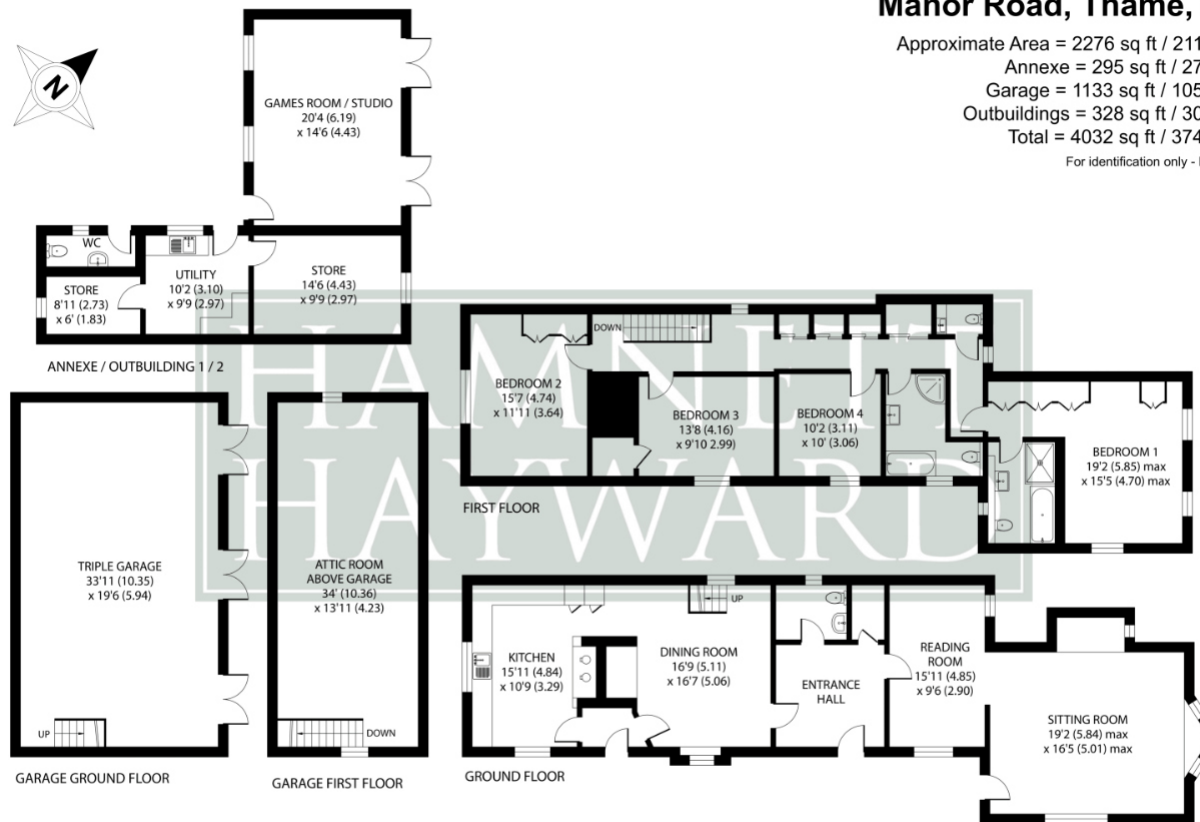
Annexe = 295 sq ft / 27.4 sq m

Garage = 1133 sq ft / 105.3 sq m

Outbuildings = 328 sq ft / 30.5 sq m

Total = 4032 sq ft / 374.6 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). © nichecom 2026. Produced for Hamnett Hayward Ltd. REF: 1429004



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