

3 BLOOMFIELDS

CHINNOR ROAD, TOWERSEY, OXFORDSHIRE. OX9 3QZ



HAMNETT
HAYWARD

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

Constructed in 2022 by a reputable local builder, Bloomfields is one of just three individual, detached homes perfectly placed within 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).

On arrival, a beautifully part-vaulted entrance hall sets the tone for the high standards found throughout the home, offering ample storage and access to a well-appointed cloakroom. The ground floor offers substantial and adaptable living including a bedroom suite/reception with a shower room. Of particular note is the fabulous open plan kitchen/dining/living room, positioned to the rear of the house with a glazed section and doors opening to the garden. The living room area offers an open fireplace housing a wood burning stove. The kitchen itself is fitted with a range of Cashmere, shaker style units with a corresponding island unit in indigo, both enjoying Konigstone Quartz linen worktops. A range of Neff appliances include an integrated fridge/freezer, a slide & hide electric oven, microwave, hob with internal extractor and a dishwasher. A further separate sitting room completes the very generous ground floor. To the first floor are four good bedrooms served by a well appointed bathroom. The principal bedroom offers a stylish en-suite shower room.

Outside, the property is approached over a shingle driveway offering ample off street parking, to the side is a useful garden storage shed. To the rear is the most beautiful landscaped garden offering a sunny South-Easterly aspect. Directly to the rear of the property is a large, sun-filled terrace creating a perfect space for relaxing and entertaining. At the bottom of the garden is a detached garden office/studio with power and light, offering a fabulous work space. The garden also enjoys external power and a hot water tap. In our opinion this a wonderful opportunity to acquire an immaculate four/five bedroom home, located within a superb village, just a short walk from Thame.

“EXQUISITE AND STYLISH LIVING WITHIN THIS BEAUTIFULLY PRESENTED MODERN HOME, ENJOYING A PICTURESQUE RURAL SETTING CLOSE TO THE PHOENIX TRAIL, ALL WITHIN A HIGHLY SOUGHT AFTER VILLAGE”



AT A GLANCE

- A beautifully presented village home with a very stylish contemporary interior
- Outstanding location within this highly sought after and picturesque Oxfordshire village
- Generous landscaped garden with detached garden room/studio
- Fabulous 32' open plan kitchen/dining/living room with Neff appliances
- Excellent commuter village providing access to London Marylebone (trains under 40 mins)



SUMMARY

- Part galleried entrance hall with generous storage
- Cloakroom
- Sitting room
- Fabulous open plan kitchen/dining/living room, extending into garden room with views
- Well equipped kitchen with a comprehensive range of Neff integrated appliances and island unit
- Ground floor bedroom suite/reception
- Principal bedroom with en-suite shower room
- Three further bedrooms
- Family bathroom
- Duravit & Roca sanitary ware
- Generous area of off street parking to the front
- Landscaped rear garden with detached home office
- Private terrace to the rear for entertaining
- Garden storage shed and outside hot water tap
- Highly sought after village location
- Underfloor heating to the ground floor
- 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
- Remainder of 10 year warranty (as of May 2022)
- Energy rating B

**Approximate Gross Internal Area 2095 sq ft - 194 sq m
(Excluding Outbuilding)**

Ground Floor Area 1134 sq ft – 105 sq m

First Floor Area 961 sq ft – 89 sq m

Outbuilding Area 37 sq ft – 3 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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, private treatment plant

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

Energy Rating: Current B (81) Potential B (88)

Tenure: Freehold

Local Authority: South Oxfordshire District Council

Postcode: OX9 3QZ

Council Tax Band: F



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