

THE SUMMER HOUSE

MANOR FARM WAY, HENTON, OXFORDSHIRE. OX39 4GE



HAMNETT
HAYWARD

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A contemporary three bedroom semi-detached house constructed in 2021 to a very high standard with extensive off street parking and secluded south facing garden.

Positioned just off a quiet 'no-through' rural lane, the Summer House occupies the most beautiful setting within this quiet Oxfordshire hamlet at the foot of the Chiltern Hills. Close to the Buckinghamshire border, the property is within a short walk of The Peacock Country Inn and direct access to many rural walks. For the commuter the property is within striking distance of the M40 for access to London & Oxford and just a short drive to Haddenham & Thame parkway for access to London Marylebone (just 37 minutes).

On entering the property a lovely entrance hall with cloakroom and oak flooring (that features throughout the ground floor), provides access to an outstanding open-plan living space. To the front of the property is a 21' Sitting room with log burning stove which flows seamlessly into an impressive open-plan kitchen/dining/family area. The kitchen has been fitted with a modern range of Shaker-style wall and floor units with quartz worktops and central island. Integrated appliances include a Neff Double oven, five zone induction hob with Elica extractor fan above, fridge/freezer and integrated dishwasher. To the side of the room is a further range of storage units with quartz worktop offering plumbing for both a washing machine and dryer. This beautiful space is full of light courtesy of an almost full height bi-fold door arrangement which opens onto a large terrace.

On the first floor bedroom accommodation does not disappoint with a substantial principle bedroom featuring built-in storage and a well appointed en-suite shower room featuring a walk-in shower and twin sinks. The second and third bedrooms are also doubles with built-in storage served by a family bathroom with thermostatic shower over the bath.

Outside, The Summer House is approached via a peaceful country lane with double gates providing access to a substantial drive for numerous vehicles. A pathway to the side leads to a secluded south facing rear garden featuring a substantial terrace laid with attractive Indian stone that in-turn opens onto gardens laid mainly to lawn. The garden is enclosed by close boarded fence work.

“OCCUPYING A STUNNING RURAL SETTING, WITH OUTSTANDING VIEWS OVER FARMLAND, THE SUMMER HOUSE IS A SURPRISINGLY SPACIOUS THREE BEDROOM HOME WITH A CONTEMPORARY OPEN PLAN LAYOUT”



AT A GLANCE

- One of only two individual semi-detached homes constructed in 2021 located in an idyllic rural setting
- Spacious living accommodation totalling over 1600 sqft including open plan living area
- Three double bedrooms and two bathrooms
- VACANT WITH NO UPWARD CHAIN
- Surrounded in glorious countryside, whilst within striking distance of M40 for Oxford & London



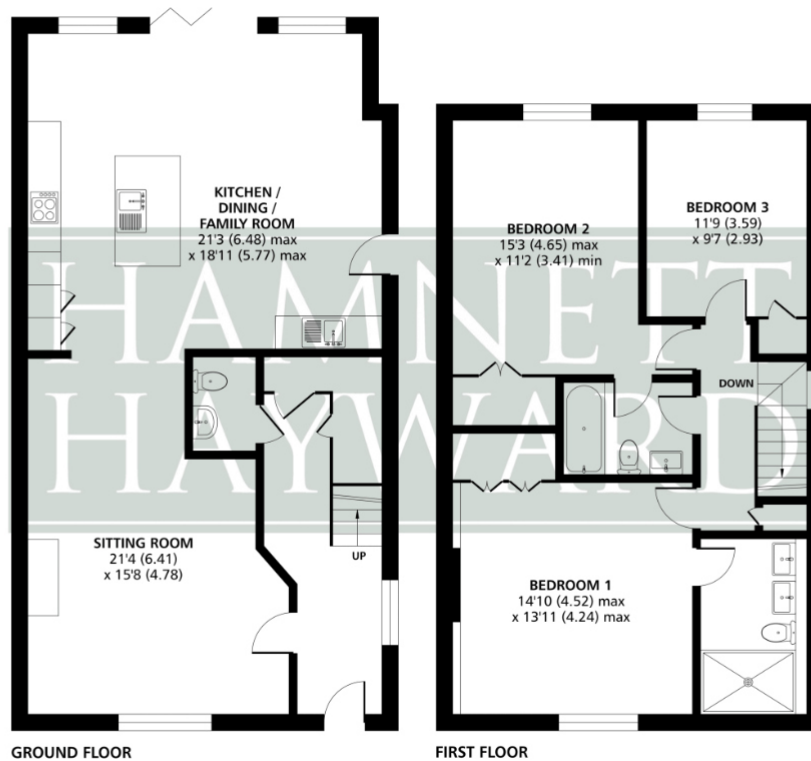
SUMMARY

- Entrance hall
- Cloakroom
- Living room with log burning stove
- Open plan kitchen/dining/family room
- Utility area
- Principal bedroom with en-suite shower room
- Two further double bedrooms
- Jack & Jill Family bathroom with separate shower over bath
- Large gated gravel drive
- Secluded south facing garden with large stone terrace
- Remainder of 10 year building warranty.
- Excellent levels of insulation with Energy Rating B
- Air source heat pump with underfloor heating to ground floor.
- Picturesque setting on the fringe of this beautiful Oxfordshire hamlet, enjoying panoramic views
- Direct access to stunning rural walks
- Excellent communications with immediate access to the M40 and within a short drive of Thame & Haddenham mainline railway station (London Marylebone under 40 minutes)
- VACANT WITH NO UPWARD CHAIN

The Summer House, Manor Farm Way, Henton, Chinnor, OX39

Approximate Area = 1621 sq ft / 150.6 sq m

For identification only - Not to scale



LOCATION

Henton is a small but very pretty hamlet, mainly consisting of farm buildings and pretty period cottages. There is a healthy horse riding community with many bridal paths and riding schools offering livery and hacking. The Peacock country Inn is located at the bottom of the hamlet, offering fine food, accommodation and a well deserved drink after a refreshing ridgeway walk. **Commuting:** the nearby Princes Risborough railway station provides a comprehensive service into London Marylebone (approx. 36 mins) and the M40 is located five minutes away at Junction 5, providing excellent access into London and Birmingham.

Education: the nearby village of Chinnor provides two excellent primary schools at St Andrews and Mill Lane with the reputable preparatory school at nearby Ashfold School. Lord Williams' secondary school is located in nearby Thame with a regular bus service – this school has achieved 'Good' status from ofsted. A selection of private secondary schools are located in Oxford with a regular bus service from Thame.

Shopping: the nearby market town of Thame provides excellent shopping facilities which include Waitrose, Sainsbury's, M & S simply food and Gails bakery.

Health: both a health surgery and dentist practice is available in Chinnor. Transport, a regular bus service is available in Chinnor, linking Thame, Oxford, Aylesbury & High Wycombe.

Services: Mains drainage and electricity

Heating: Air source heat pump with zoned under floor heating to ground floor and radiators to first floor.

EPC: Currently B - 87, Potentially A - 96

Local Authority: South Oxfordshire District Council

Postcode: OX39 4GE

Council Tax Band: E

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: 1488935



HAMNETT HAYWARD

42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: thame@hamnetthayward.co.uk