

# OLD LANE COTTAGE

CHINNOR ROAD, TOWERSEY, OXFORDSHIRE OX9 3QY



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**Steeped in history, and with an abundance of period charm, a truly exceptional five double bedroom, three bathroom, detached period cottage, with a separate annexe, and large grounds of approx. 1 acre. Dating from the 17th Century, and with an illustrious history, Old Lane Cottage is right in the heart of the conservation area of the highly sought-after village of Towersey.**

The main house was originally home for the village Blacksmith and was constructed in approx. 1620. It is timber framed, with brick insets, and has a thatched and tiled roof (we understand from the owner that the thatch was replaced in 2018). It is accessed by a private driveway, opposite the village pub, and although in the heart of the village, is very secluded and private, largely due to the extensive grounds.

Old Lane Cottage was extended in the 1980's and the kitchen/diner was replaced and remodelled in 2015, with the addition of wooden bi-fold doors onto the garden. On entering the property, via the thatched canopy porch, you enter the entrance hall that is filled with light thanks to a mezzanine gallery. The dining room has a log burner, oak flooring, and access to the third reception room, which is currently used as a home office. The sitting room has a large inglenook fireplace, with a period bread oven, and a charming bay window overlooking the front of the property, and also has oak flooring. The recent kitchen extension has been superbly integrated to the original property with bespoke units and slate tiles with underfloor heating and wooden bi-fold doors onto the garden as well as a breakfast bar, integrated appliances, and a utility room.

Upstairs, the property has four double bedrooms, three of which have fitted wardrobes. In addition, there is a gallery/chill-out area, with a separate WC and shower—also home to a Victorian fireplace! In addition, is also a large family bathroom fitted with a white suite.

There is an abundance of vaulted beamed ceilings throughout the property as well as feature fireplaces, and the original well to the front of the property.

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The upstairs of the annexe has now been converted into a one bedroom self-contained apartment that is ideal for generational living with a shower room and a fully equipped kitchen as well as a sitting room. Downstairs, the annexe has a garage and workshop with electricity.

The grounds are truly magical, offering the opportunity for your children to really run wild with lots of climbing trees and even space for a 5-a-side football pitch! It extends to approx.1 acre with mature beds, including an orchard with an abundance of fruit trees, as well as mature flowerbeds and lawned areas. There is also a vegetable patch for those of you looking for the “good life”. Additionally, there are various outbuildings including a greenhouse and a Dutch barn style dog kennel as well as an electric dog fence surrounding the property. The property is surrounded by open fields and allotments and is less than 5 minutes walk to the Phoenix trail which spans Thame to Princes Risborough.

There is ample space on the driveway for parking as well as a garage.

## Historical Reference

Old Lane Cottage was once home to the artist Stanley Anderson R.A who ventured to Towersey from London in the early 1930's. He is best known for his specialised rural farm works and highly detailed engravings of local craftsmen and women. His works have been exhibited at the Royal Academy, the Ashmolean and in New York. Whilst in residence, he used the annexe as his studio.

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## IN BRIEF

- A period cottage with additional annexe
- In the heart of Towersey with large gardens of approx. 1 acre
- Extensively renovated and refurbished
- Outstanding entertaining space



## OVERVIEW

- Four double bedrooms in the main house
- Two bathrooms in the main house
- Three reception rooms
- Kitchen/breakfast room
- Gallery/chill-out room
- One bedroom annexe with open plan living
- Beautifully landscaped gardens with lawns and terracing
- Driveway parking & garaging
- Stunning period features and exemplary finish

**GUIDE PRICE - £1,100,000 - FREEHOLD**

## SUPPLEMENTARY INFORMATION

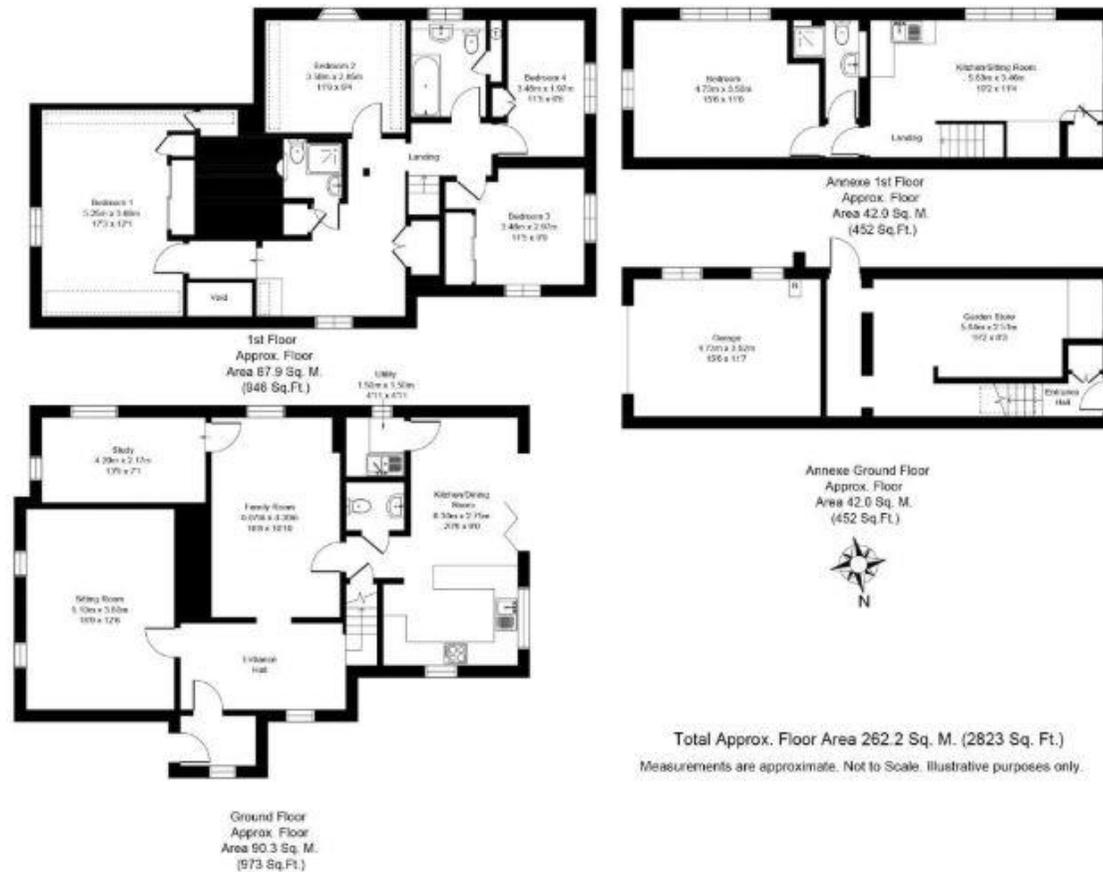
**Services:** Mains gas, electricity, drainage and water

**Heating:** Gas fired central heating to radiators

**Local Authority:** South Oxfordshire District Council

**Council Tax Band:** F

**Broadband Speed:** Standard - Up to 17Mb, Fibre - Up to 76Mb



## LOCATION

Towersey is a highly sought-after and picturesque village within close proximity to the market town of Thame. It has an active and friendly community with many amenities including the Three Horseshoes Public House. There are numerous events that take place every year, including an annual village fete, that is well attended from the local community, and an annual Fringe Festival.

Schools: Local facilities include three highly reputed primary schools and the Lord Williams Comprehensive School, which has been rated as outstanding by Ofsted. There are excellent private and grammar schools within easy reach.

Commuting: The property is 14 miles east of Oxford and 10 miles south-west of Aylesbury. For the London commuter, the M40 is the closest motorway (Junction 7 and 8). The nearest train station is Chiltern Rail's Haddenham and Thame Parkway which is on the main line between Marylebone Station, London and Birmingham. There is a regular bus service to Oxford, Aylesbury and High Wycombe (Arriva route 280) from Thame and to surrounding villages.

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## Thame - Cookham - Maidenhead

