

Black Horse Cottage, Towersey



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A beautifully secluded period home with generous gardens, versatile ancillary space and a superb village setting

In the heart of Towersey, Black Horse Cottage is a wonderfully private and characterful home, quietly set behind its attractive gardens. Formerly an 18th century public house and converted into a private residence in the mid-20th century, the house retains a wealth of period charm while having been sensitively updated for modern living. Its generous proportions and thoughtful layout lend themselves to family life, offering elegant spaces for entertaining, relaxed areas for day-to-day living, and the added versatility of a detached studio/annexe, which opens onto the garden, and first-floor space above the garage, both of which may offer further potential, subject to the necessary consents.

The house is entered via a central reception hall, which opens into the principal living spaces. Many of the ground-floor rooms enjoy a dual aspect, allowing natural light to move beautifully through the house and creating an easy connection with the surrounding gardens. The drawing room is a particular highlight, with exposed beams, a striking brick fireplace with wood-burning stove, and lovely views across the grounds, giving the room a warm yet refined atmosphere. Adjoining this is a comfortable snug, while on the opposite side of the hall the dining room and open-plan kitchen forms an inviting heart of the home. Here, sage green cabinetry is paired with HIMACS work surfaces, while a traditional AGA takes pride of place. Upstairs, the principal bedroom benefits from built-in storage and an en-suite bath/shower room, while the remaining three bedrooms are served by a family bath/shower room and an additional cloakroom.

Set well back from the road, the house is approached via a long private gravel driveway which opens onto a generous courtyard, creating an impressive sense of arrival. The buildings are arranged around this space, providing ample parking and a pleasing relationship between the main house and its ancillary accommodation. One building incorporates a triple garage with an EV charger, supported by 16 solar panels and two 10kWh batteries, together with versatile first-floor space that could serve as a study/studio or, subject to the necessary consents, offer potential for conversion. In addition, a detached studio/annexe provides further flexibility; currently arranged as a storage area with a garden room, utility room and cloakroom with WC, it offers a range of possibilities to suit changing needs.

The gardens are a particular feature of the property, creating a wonderfully calm and private setting around the house. Lawned areas lie to both the north and south, framed by mature trees, established hedging and a partial brick wall, all combining to provide a notable sense of shelter and seclusion.



Behind the studio/annexe, a paved terrace offers an ideal setting for outdoor dining and entertaining, while a further seating area beside the front door provides a quieter place from which to enjoy the surroundings. Extending to approximately one acre, the grounds are richly planted with flowering borders, textural shrubs and seasonal colour, lending the whole setting an atmosphere of tranquillity and maturity.

Location

Towersey is an exceptionally appealing village on the Oxfordshire/Buckinghamshire border, around two miles east of Thame, combining the warmth and vitality of a close-knit community with the ease of excellent connectivity. Rich in character and village spirit, it offers a lifestyle that feels both tranquil and well connected, making it especially attractive to families, professionals and discerning buyers seeking the best of town and country. Within the village is The Three Horseshoes, while nearby Thame provides an excellent range of shops, cafés and everyday amenities, together with pubs, restaurants, schools, a community hospital and day-to-day services. Princes Risborough, Aylesbury and Oxford are all readily accessible, and the surrounding area is particularly well served by noted dining destinations, including Le Manoir aux Quat'Saisons at Great Milton, The Sir Charles Napier outside Chinnor and many good pubs in Thame.

For commuters, the location is particularly compelling, with mainline rail services from both Princes Risborough and Haddenham & Thame Parkway to London Marylebone in approximately 35 minutes. The M40 is also readily accessible, with Junction 8a around 7.2 miles away and Junction 6 approximately 7.8 miles distant, the latter also offering a 24-hour Oxford Tube stop.

A strong selection of highly regarded private and state schools further enhances Towersey's appeal. Local schooling includes Lord Williams's in Thame, Aylesbury Grammar, The Dragon School, Summer Fields, Magdalen College School, Ashfold in Dorton and St Edward's School in Summertown, Oxford, while Headington Rye is also easily accessible via regular bus services. There are also primary schools in Thame, Lewknor, Tetsworth and Chinnor.

General

Local Authority: South Oxfordshire Council
 Services: Mains electricity, drainage and water. Oil-fired central heating. Solar PV.
 Full fibre broadband connection
 Council Tax: Band F
 EPC Rating: E
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,340 sq ft (217.4 sq m)
Four bedrooms
Driveway parking
Triple garage with first floor space
Detached annexe
Freehold | Village

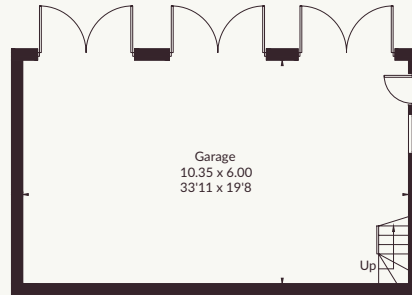
Guide price £1,650,000



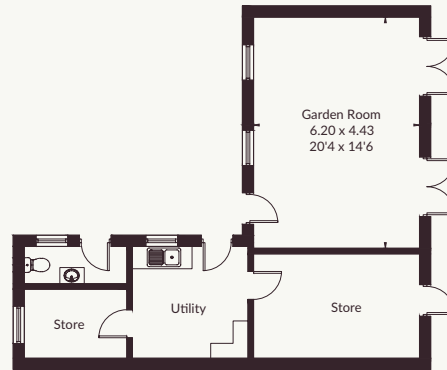
Approximate Floor Area = 217.4 sq m / 2340 sq ft
 Outbuilding = 176.6 sq m / 1901 sq ft
 Total = 394 sq m / 4241 sq ft



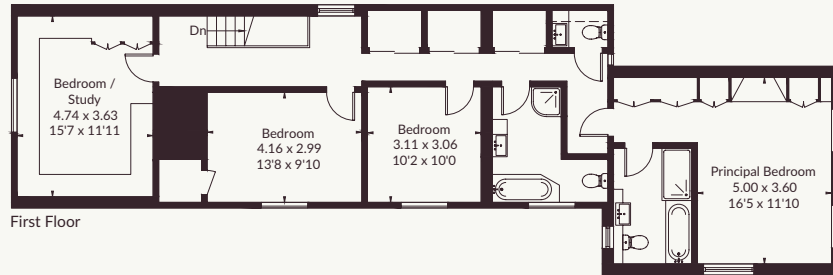
Garage - First Floor



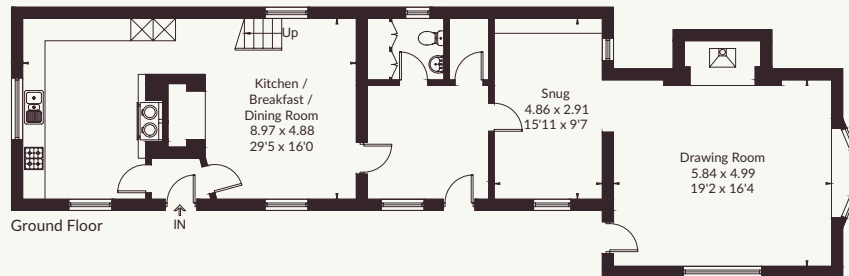
Garage - Ground Floor
 (Not Shown In Actual Location / Orientation)



Outbuilding
 (Not Shown In Actual Location / Orientation)



First Floor



Ground Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #109600

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