



1, The Old School House, Towersey, Thame, Oxfordshire, OX9 3QL



Accommodation

Ground Floor

Entrance Hall, Kitchen, Sitting Room, Dining Room, Bedroom, Bathroom.

First Floor

Landing, Two Bedrooms.

Outside

Driveway, Detached Garage, Garden.

1, The Old School House

Pleasantly situated in the very heart of this highly regarded South Oxfordshire village, no.1 The Old School House is, as the name suggests, part of the former village school. Originally dating from the mid to late nineteenth century and, having not been modernised in the last twenty to thirty years, it now offers the ideal opportunity to remodel and extend to create an unusual and exciting home.

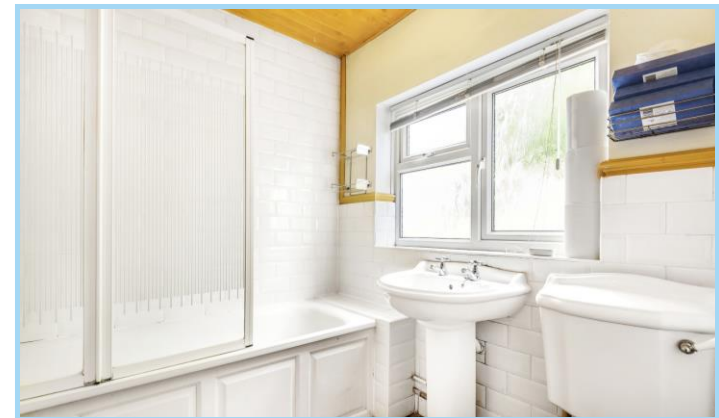
Planning permission has been granted to construct a two storey extension, creating a four bedroom family home; South Oxfordshire District Council – P22/S1158/HH.

The accommodation is flexible but is currently arranged as follows. Downstairs, there is a large sitting room, with a working fireplace, a fitted kitchen with a wonderful vaulted ceiling, a good size dining room, a large double bedroom and a family bathroom. Upstairs, there are two bedrooms and plenty of eaves storage. However, with the property requiring updating, there is plenty of scope to re-arrange the accommodation to suit different needs.

Outside there is an enclosed mature garden, a detached garage and gravel driveway parking.



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Towersey

Towersey is a picturesque Oxfordshire village with a real sense of community spirit, situated just a short drive from Thame. It has a busy social scene and benefits from a popular pub, a well-equipped village hall and a pretty church. It is conveniently located between Oxford, Aylesbury and High Wycombe and offers superb transport links being close to Junctions 6, 7 and 8 of the M40 and Haddenham and Thame Parkway railway station which offers fast train services to Birmingham and London Marylebone (from 35 minutes) on the Chiltern Line. The Oxford Tube coach service can be caught at Junction 6 of the M40, offering services to Oxford and west and central London.

The historic market town of Thame offers a wide array of local amenities including schools at all levels, sports clubs, a theatre and a leisure centre. The town is getting increasingly vibrant, now hosting very popular annual food, sport and art and literature festivals along with the traditional fairs. Boutique shops and independent stores line the ever popular High Street. There is a choice of supermarkets, including Waitrose, Marks & Spencer, Co-op and Sainsbury. A good selection of restaurants, cafés and pubs can be found here, along with a weekly traditional market, farmers markets and a French market. There is a health centre with pharmacy, a number of dental practices and a cottage hospital.



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Directions

From our offices in Thame turn left and proceed up the High Street. Continue over the first mini-roundabout and, at the second mini-roundabout, take the first exit, into East Street, signposted P. Risborough (A4129) and Community hospital. Continue over the next mini-roundabout, into Kingsey Road and, at the main roundabout, take the third exit, onto the B4012, signposted Postcombe, Chinnor and Towersey. Take the first left, into Towersey Road. After a short drive, continue into the village and The Old School House can be found at the crossroads, diagonally opposite the village hall.

Transport Links

M40 Motorway (Junctions 6, 7 & 8) - circa 6 miles.

Haddenham and Thame railway station
– circa 2 miles.

Broadband

Average broadband speed within this postcode: 67Mb

Tenure

Freehold.

Services

Mains Electricity, Water and Drainage.
Calor Gas Central Heating.

Local Authority

South Oxfordshire District Council
www.southoxon.gov.uk

Tax Band

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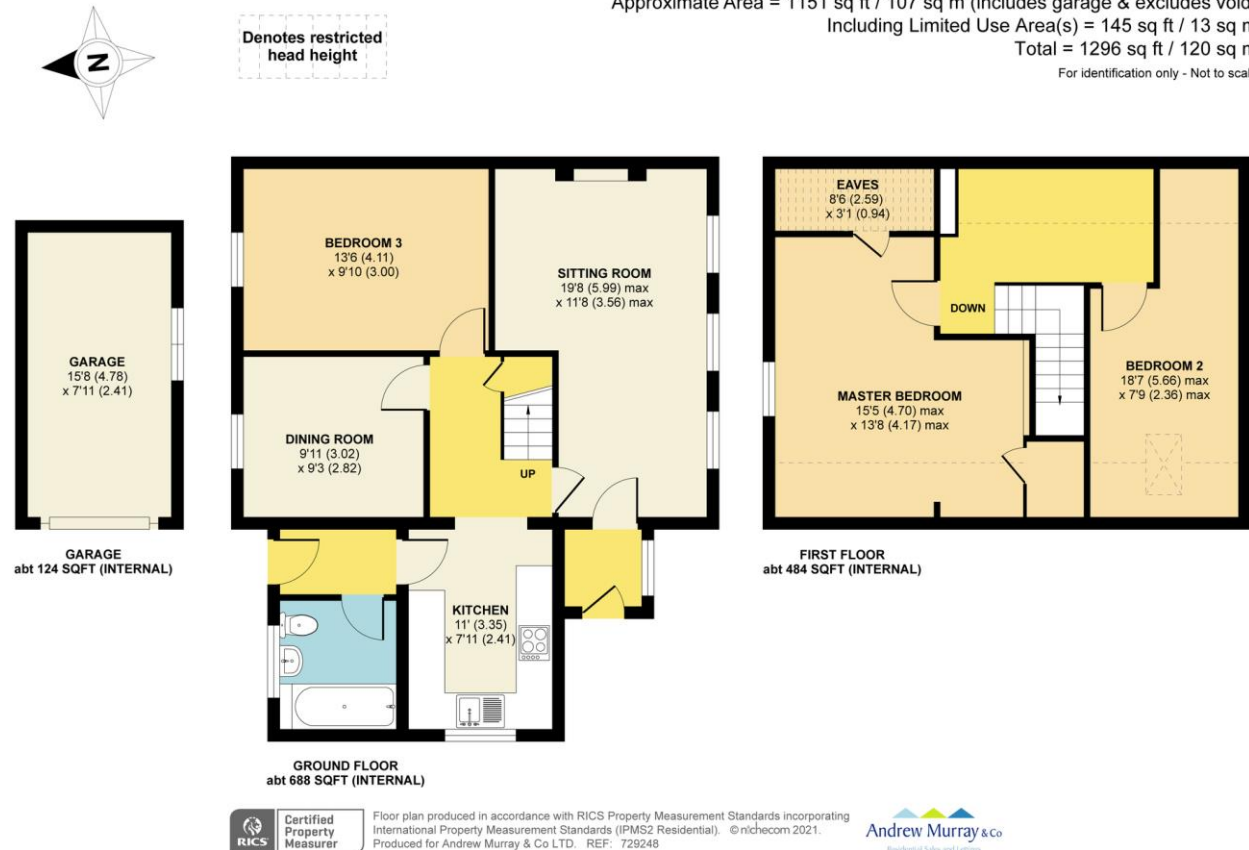
The Old School House, Church Lane, Towersey, Thame

Approximate Area = 1151 sq ft / 107 sq m (includes garage & excludes void)

Including Limited Use Area(s) = 145 sq ft / 13 sq m

Total = 1296 sq ft / 120 sq m

For identification only - Not to scale



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