

# MORNINGSIDE

CHINNOR ROAD, TOWERSEY, OXFORDSHIRE. OX9 3QY



HAMNETT  
HAYWARD

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TOWERSEY, OXFORDSHIRE OX9 3QY

**A bespoke detached four bedroom family home located in a tucked-away setting with double garage and beautiful mature gardens**

Morningside is an individual family home conceived and constructed within the last ten years offering over 2500 sq.ft of contemporary living space set over two floors. On entering this unique home you are presented with a breathtaking 30' x 29' open plan kitchen/dining/family room that forms the central hub of the house. This impressive space has been thoughtfully zoned to include a beautiful modern fitted kitchen with large island, quartz worktops and integrated Neff appliances, space for a large dining table and a wonderful family area with full height sliding doors affording views over the rear terrace and beautiful gardens beyond. Further ground floor accommodation includes a cozy double aspect snug with recessed log burner, a third reception or ground floor bedroom, served by an en-suite shower room and a large utility room with extensive built-in storage. The ground floor bedroom, utility and shower room could also be used as a small annex with its own private access.

A bespoke glass sided timber staircase elegantly rises to reveal an impressive vaulted landing with space for a sofa or a study area. The spacious principal bedroom features a Juliet balcony with lovely views over the rear garden, a fitted walk-in wardrobe and a large bathroom with separate shower cubicle. Bedroom two includes built-in wardrobes and an en-suite shower room and bedroom three features a range of full height wardrobes offering excellent storage.

Outside, Morningside is approached off a quite lane tucked away behind the village public house. A large gravel drive provides ample parking for a number of vehicles and in turn, opens onto a 20' double garage with timber double doors. The mature rear gardens are a particular feature of the property being in excess of a quarter acre with stunning open views to the rear and offering a south-easterly aspect. Laid predominantly to lawn with specimen trees and deep borders, the gardens have been professionally landscaped to include a large stone terrace for alfresco dining under a beautiful mature willow tree.

Located within the centre of this picturesque Oxfordshire village, Morningside is ideally positioned enjoying privacy yet close to the Phoenix trail connecting you with Thame and just a short drive from the M40 and Haddenham & Thame Parkway for access into London.

**"A STUNNING CONTEMPORARY FAMILY HOME FEATURING AN IMPRESSIVE OPEN PLAN DESIGN SET IN A MATURE QUARTER ACRE PLOT"**



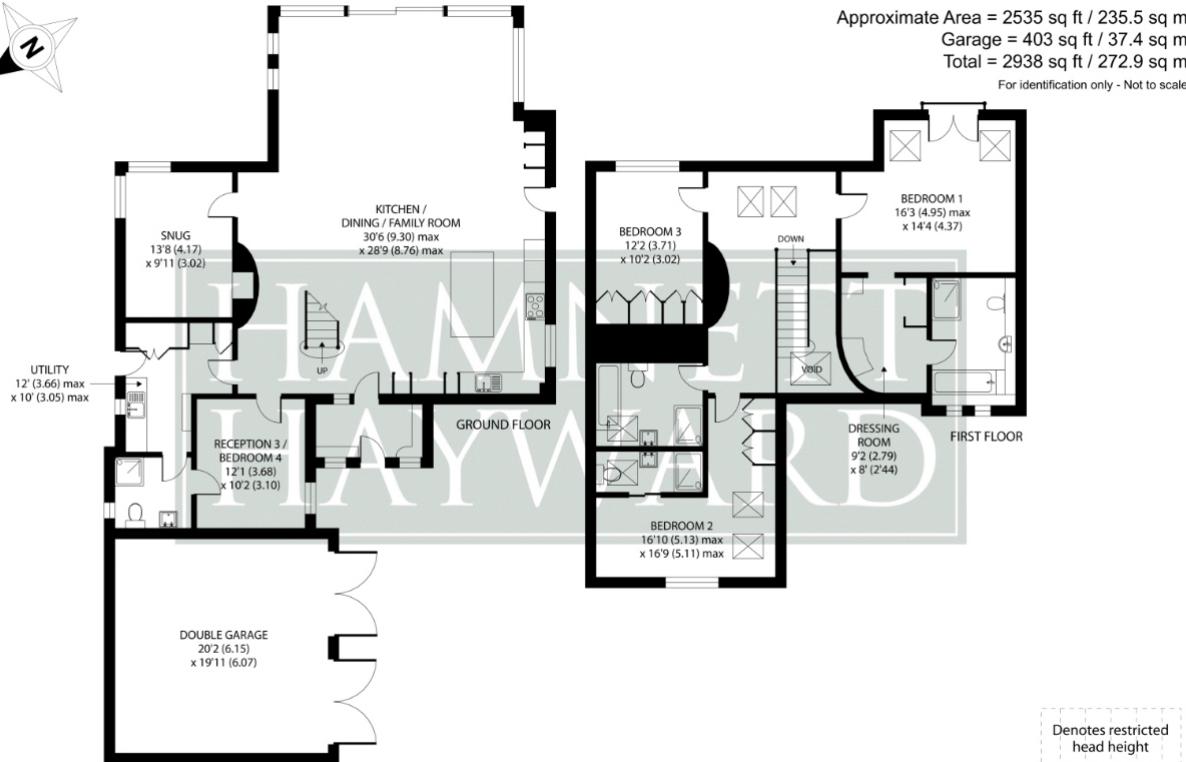
## AT A GLANCE

- Unique contemporary four bedroom home with the emphasis on open plan living
- Over 2500 sq.ft of bright and airy living space including the flexibility of a ground floor bedroom
- High specification throughout, high levels of insulation and solar panels
- Beautiful quarter acre garden with open views
- Highly sought after village setting offering convenient access to Thame and rail/road links



## SUMMARY

- Reception Hall
- Open plan 30' x 29' kitchen/living room/dining room
- Utility room
- Snug with log burner
- Reception 3/Bedroom 4
- Shower room
- Large galleried landing
- Principal bedroom with en-suite bathroom
- Fitted walk-in wardrobe to principal bedroom
- Guest bedroom with en-suite shower room
- Third double bedroom
- Family bathroom with separate shower cubicle
- Beautiful mature gardens totalling in excess of one quarter of an acre
- Double garage and large gravel drive
- Contemporary design offering high levels of insulation
- Secluded setting within the heart of the village



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hamnett Hayward Ltd. REF: 1368938

## Chinnor Road, Thame, OX9

Approximate Area = 2535 sq ft / 235.5 sq m  
Garage = 403 sq ft / 37.4 sq m  
Total = 2938 sq ft / 272.9 sq m  
For identification only - Not to scale

## 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 and electricity

**Heating:** Oil fired central heating to underfloor (Ground floor) radiators (First floor) with additional PV Solar panels

**Energy Rating:** Current B (88) Potential A (89)

**Tenure:** Freehold

**Local Authority:** South Oxfordshire District Council

**Postcode:** OX9 3QY

**Council Tax Band:** G