

# 2 THE COTTAGE

BROOKSTONES, SYDENHAM, OXFORDSHIRE OX39 4LZ



HAMNETT  
HAYWARD

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OX39 4LZ

**A mature family home recently extended and renovated to offer open plan living enjoying a wonderful position within this highly sought after and picturesque Oxfordshire village**

2 The Cottage is a substantial semi-detached family home originally constructed in the 1950's that has recently been extended and updated throughout to create a stunning open-plan design offering bright and airy living space set in generous gardens adjoining open farmland and paddocks.

On entering the property a spacious entrance hall with adjoining cloakroom opens onto a stunning open plan kitchen/dining/family room fitted with an extensive range of contemporary base and wall units with Silestone worktops and integrated Siemens six ring gas hob with extractor over, double oven, dishwasher and inset Blanco sink. The kitchen also features a generous island unit with matching Silestone top, additional storage and a breakfast bar. The kitchen flows seamlessly into a 25' dining area complete with skylight and picture window overlooking the rear garden which in turn provides access through glazed sliding doors into a cosy living room complete with fireplace and inset log burning stove. Additional ground floor accommodation includes a useful utility room and study. First floor accommodation doesn't disappoint, with a large master bedroom featuring a full height picture window offering exceptional panoramic views and en-suite shower room. There are three further double bedrooms and a family bathroom including a separate thermostatic shower, vanity unit and beautiful floor and bath panel tiles.

Approached off a quiet no-through single track lane on the fringe of the village, 2 The Cottage benefits from extensive off street parking laid to a gravel drive with a side gate leading the rear gardens. Laid predominately to lawn and situated to both the rear and the side aspect, the gardens offer a westerly aspect and include a large terrace laid to patio with rendered dwarf wall. To the side is a useful timber storage shed, modern oil tank and external Worcester modern oil fired boiler.

Regularly appearing in the popular Midsomer Murders television series, Sydenham is undoubtedly the quintessential Oxfordshire village. With a traditional pub and church overlooking the green, the village is quiet and idyllic whilst located within striking distance of London.

“OFFERING A WONDERFUL SEMI-RURAL SETTING AND A STYLISH CONTEMPORARY INTERIOR, 2 THE COTTAGE IS WELL PLACED FOR ACCESS TO THE M40 & MAINLINE RAILWAY SERVICES”



## AT A GLANCE

- Recently extended, renovated and updated family home presented in immaculate order
- Fabulous open plan kitchen/dining room/family room
- Master bedroom with panoramic window affording views over the uninterrupted countryside
- Large mature gardens adjoining paddock land
- Highly sought after village setting offering easy access to Thame and London



## SUMMARY

- Entrance hall
- Cloakroom
- Open plan kitchen/dining room/family room
- Utility room
- Living room with fireplace
- Study
- Master bedroom with en-suite
- Three further generous bedrooms
- Family bathroom with separate shower over bath
- Extensive off street parking
- Wonderful west facing rear gardens adjoining paddock land
- Extended and renovated throughout to offer almost 'New Home' standards
- Views over adjoining countryside
- Highly sought after and picturesque village location

## LOCATION

Sydenham is the quintessential Oxfordshire village which benefits from a high percentage of attractive period properties, a well regarded public house and a village church. Surrounding the village is attractive countryside with a network of footpaths and bridleways with the nearby village of Chinnor approximately 1.5 miles distant that offers a selection of day to day shopping facilities and two reputable Primary Schools. The M40 (J6) is conveniently located, yet suitably far enough at approximately three miles distant offering excellent access to London and Oxford by road, or the Oxford Tube at Lewknor. The railway stations of Princes Risborough and Haddenham & Thame Parkway offer regular services to London/ Marylebone in under 40 minutes. The historic City of Oxford offers a range of exceptional state and independent schools. The quintessential English market town of Thame is located just three miles from Sydenham, 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. Three reputable Primary schools are situated in the town and a school bus is available from the village to Lord Williams's secondary school and Aston Rowant Church of England Primary School.

## ADDITIONAL INFORMATION

**Services:** Mains water, Gas & Electricity

**Heating:** Oil fired central heating to radiators and partial underfloor heating

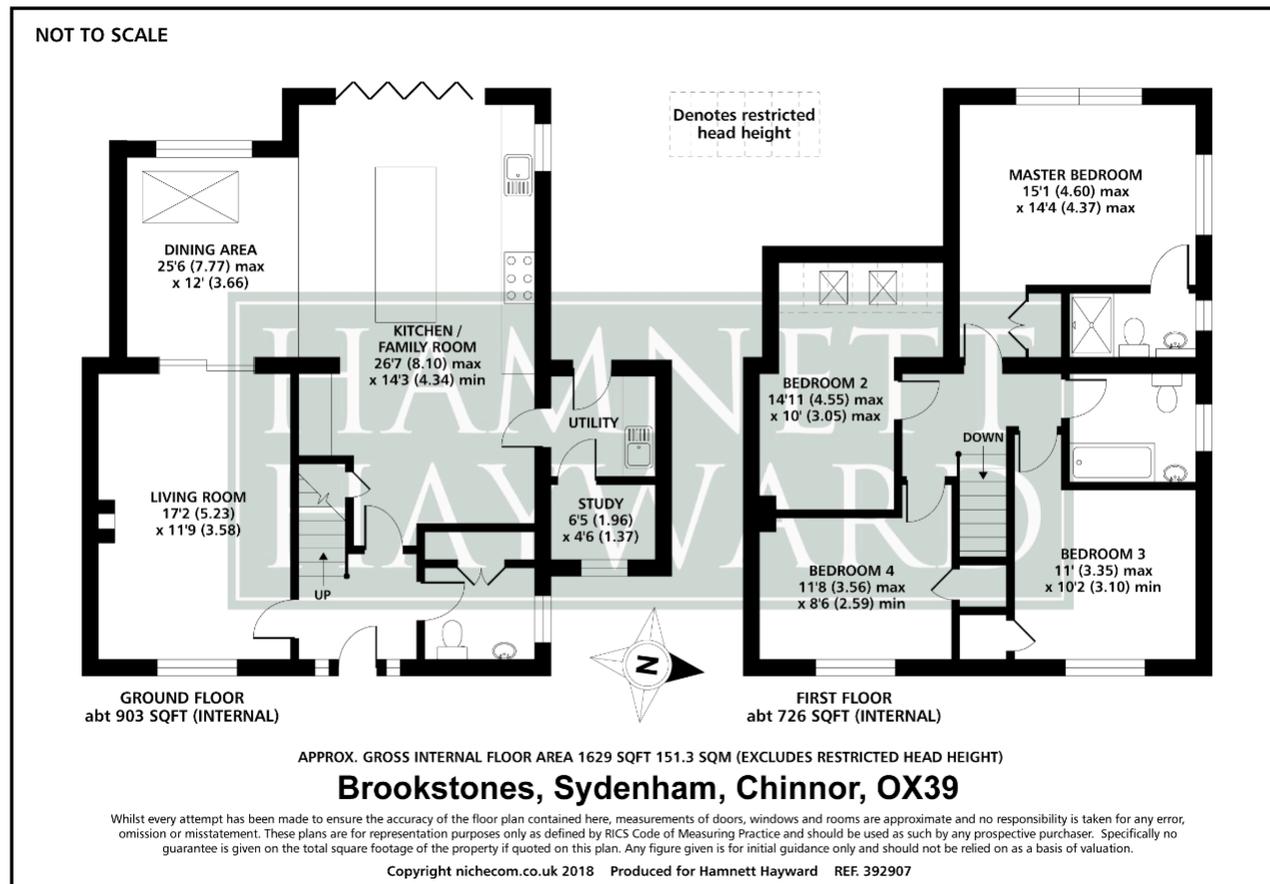
**Energy Rating:** Band D (61), potentially Band B (89)

**Local Authority:** South Oxfordshire District Council

**Postcode:** OX39 4LZ

**Council Tax Band:** F

**Tenure:** Freehold



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