

# 81 HIGH STREET

THAME, OXFORDSHIRE. OX9 3EQ



HAMNETT  
HAYWARD

 Knight  
Frank

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**An outstanding five bedroom Grade II Listed Georgian family home offering elegant accommodation set out over four floors**

81 High Street is an exquisite Grade II listed Georgian town house located within the conservation area of the town offering exceptional living accommodation set out over four floors.

With living space totalling some 3400 sq.ft, this beautiful family home offers a truly spacious and flexible layout with high ceilings, ornate cornicing and bright and airy rooms.

On the ground floor an elegant entrance hall with parquet flooring provides access to a stunning 'open plan' kitchen/family room with fireplace and original panelled walls that has been fitted with a bespoke range of shaker style units with integrated appliances. Adjoining the kitchen, there is a study/reception which in turn leads to a large utility room and delightful ground floor bedroom suite with modern Bathroom. The entrance hall also provides access to a 16' cellar.

On the first floor, and of particular note, are two elegant reception rooms both featuring beautiful fireplaces and original arched Georgian sash windows with views over the historic High Street. There are two further double bedrooms and the advantage of both a modern bathroom and shower room.

On the top two floors further bedroom/living accommodation is complimented by a secondary kitchen, creating a flexible annex arrangement. In addition, the current owners have recently created a luxury bathroom suite on the third floor complete with central bath and separate shower cubicle.

Externally the property benefits from a beautiful secluded courtyard garden laid to pavia with access to the High Street.

“ONE OF THAME’S HISTORIC ‘LANDMARK’ PRIVATE TOWN HOUSES RARELY SEEN ON THE OPEN MARKET, OFFERING EXCEPTIONAL ACCOMMODATION”



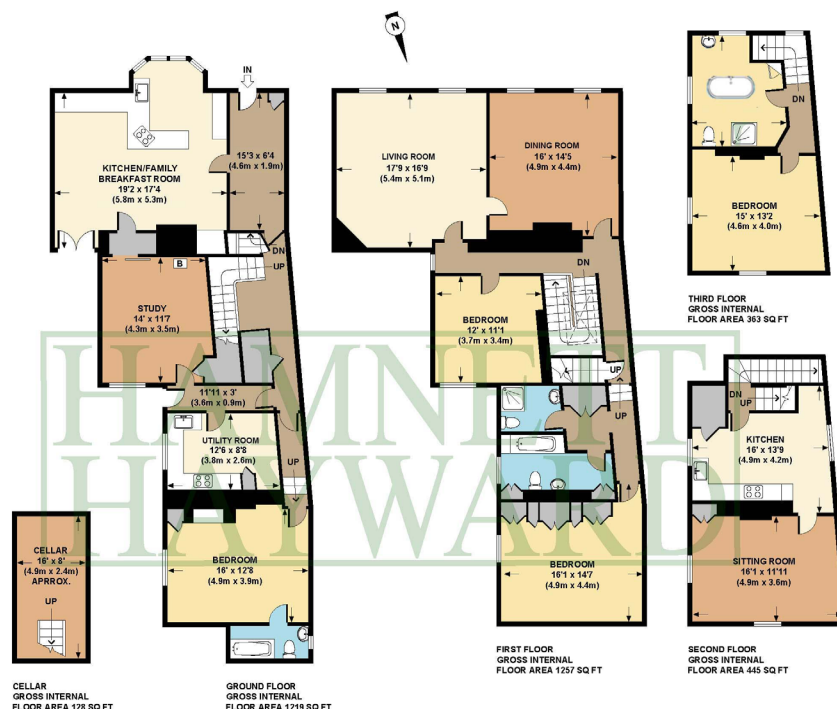
## AT A GLANCE

- Iconic Georgian town house located in the heart of Thame
- Flexible accommodation totalling some 3400 SqFt including two kitchens, four receptions and up to five bedrooms set out over four floors
- Private courtyard gardens
- Renovated and updated to a very high standard



## SUMMARY

- Entrance hall
- Kitchen/family/breakfast room
- Utility room
- Sitting room
- Dining room
- Study
- Ground floor bedroom with en-suite bathroom
- Two first floor double bedrooms
- Family bathroom
- Family shower room
- Second floor sitting room/bedroom
- Second floor kitchen/breakfast room
- Third floor double bedroom
- Third floor bathroom with shower
- Cellar
- Courtyard gardens with access to High Street



**HAMTHAME2176**

**HIGH STREET, OX9**

**APPROX. GROSS INTERNAL FLOOR AREA 3412 SQ FT / 317 SQ M**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation only as defined by RICS Code of Measuring practice and should be used as such by any prospective purchaser.

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## LOCATION

Thame is the quintessential English market town, located close to the Chiltern hills and the city of Oxford. Taking its name from the famous river that flows through its centre, the town is blessed with a long and illustrious history. These days it's a bustling, elegant place with something for all tastes. The pretty High Street is 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 36 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 obtained outstanding status from Ofsted. The preparatory school of Ashfold is located in the nearby village of Dorton, with a choice of private schools in nearby Oxford, all accessible by bus. All church denominations are catered for with a particularly well known Catholic school

## ADDITIONAL INFORMATION

Services: Mains water, Gas & Electricity

Heating: Gas fired central heating to radiators

Energy Rating: N/A Grade II Listed

Local Authority: South Oxfordshire District Council

Postcode: OX9 3EQ

Council Tax: Band G

Parking: On street

GUIDE PRICE

**£1,175,000**



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