

# 41 LOWER HIGH STREET

THAME, OXFORDSHIRE. OX9 2AA



HAMNETT  
HAYWARD



# 41 HIGH STREET

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**An outstanding Grade II Listed Georgian town house offering elegant accommodation arranged over three floors with a detached barn**

Formerly part of The Howard House school in circa 1840, 41 High Street is an exquisite period town house, dating back originally to the mid XVIII century and located within the conservation area of this historic market town.

Constructed of red brick elevations with flared headers in flemish bond, the property has the most charming facade with a front door approached by stone steps and wrought-iron railings. Internally the property enjoys adaptable living arranged over three floors and a large cellar extending to 13'8, in addition there is a substantial detached barn/workshop providing scope to convert into further living space.

On the ground floor an elegant entrance hall with original staircase flows to a large first floor landing with a window, offering a lovely view of the High street and St Mary's beyond. Further accommodation to the ground floor includes a sitting room with open fireplace, a dining room with bay window overlooking the rear gardens, a kitchen/breakfast room opening to a substantial scullery offering scope to create a fabulous kitchen/dining room. On the first floor are three bedrooms and a bathroom, with a further bedroom to the second floor. .

Externally a particular attribute of this fine house are the stunning gardens, extending to approximately 90' in length and bordered by an original brick retaining wall. The garden is laid predominantly to lawn with a mixture of mature trees and shrubs. The garden has two terraces, one directly to the rear of the house and a second to the rear of the garden. A substantial detached barn/garage is located at the foot of the garden, opening out to Brook Lane for potential off street parking. The barn extends to an impressive 743 sq.ft lending for conversion into a potential annexe or home office with garaging (subject to necessary consents).

In our opinion this is a very unique opportunity to acquire one of the town's magnificent period houses, offering a substantial formal garden and a very interesting detached barn

“A BEAUTIFUL GEORGIAN TOWN HOUSE LOCATED WITHIN THE HEART OF THE PICTURESQUE TOWN CENTRE, ENJOYING GENEROUS MATURE GARDENS AND A DETACHED BARN/WORKSHOP”



## AT A GLANCE

- An elegant Georgian town house located in the heart of a picturesque market town
- Flexible accommodation and detached barn totalling 2,537 sq.ft
- Private gardens extending to approximately 90' in length
- Potential to extend both the main house and detached barn into office/annexe
- Prime town centre location with excellent connections to London Marylebone





## SUMMARY

- Entrance hall
- Sitting room with open fireplace
- Dining room overlooking gardens
- Kitchen/breakfast room
- 14' scullery providing scope to extend the kitchen
- Landing with occasional study area
- Four bedrooms
- Study/bedroom four
- Bathroom
- Detached barn extending to 743 sq.ft
- Fabulous mature gardens extending to approximately 90' in length
- Potential off street parking to the rear
- High sought after town centre location
- Views towards St Mary's church
- Grade II listed
- London Marylebone in just 37 minutes from Haddenham & Thame parkway

## 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 2AA

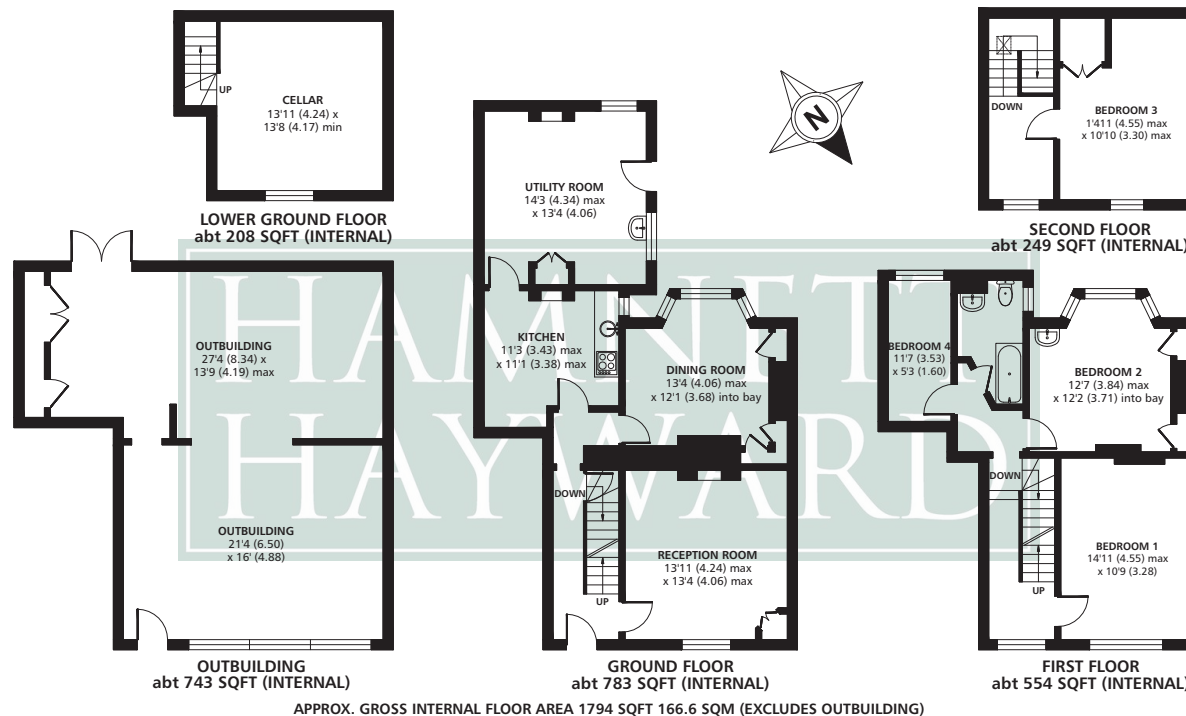
Council Tax: Band G

Parking: Potential parking within detached outbuilding

GUIDE PRICE

**£895,000**

NOT TO SCALE



### High Street, Thame, OX9

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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