

21 CHINNOR ROAD

THAME, OXFORDSHIRE. OX9 3LW



HAMNETT
HAYWARD

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A beautifully presented four storey Victorian home offering elegant accommodation arranged over four floors and off street parking.

Originally constructed during the mid 19th century, forming an imposing terrace of just four substantial homes, this is a striking period house which has been renovated and extended throughout, including a recently constructed kitchen/breakfast room with a contemporary design. With an impressive 2,338 sq ft of accommodation arranged over four floors, it provides a home of considerable style and character, with antique Victorian fireplaces, oak flooring and original stained glass windows to the entrance hall and first floor landing.

A lower ground floor has a separate entrance and front door, accommodation comprises two receptions rooms, a generous utility with rear door access to garden and a family bathroom. This additional space provides scope for a self contained annexe or a separate flat for additional income.

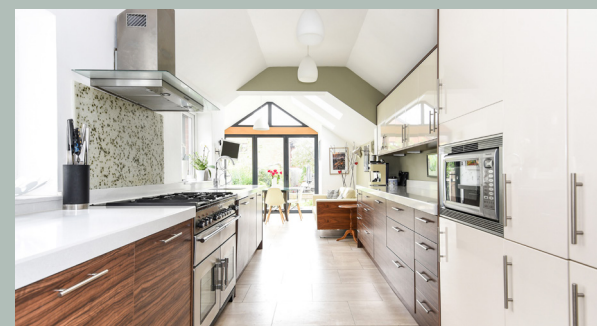
The ground floor of the main house comprises; a delightful entrance hall, a bay fronted sitting room flooded with natural light, a formal dining room and a well equipped kitchen fitted with a comprehensive range of units and silestone working surfaces. The centrepiece of this wonderful home is the kitchen/breakfast room, recently designed to provide a contemporary extension and a dining/sitting area with a modern wood burning stove and glazed bi-fold doors leading directly out to the gardens.

Four bedrooms are located to the first and second floor, with a study area to the landing of the second floor and a family bathroom to the first floor.

Outside, a mature garden is located to the rear of the property, extending to approximately 60' in length and laid predominately to lawn with a mixture of mature plants and trees. The garden is completely enclosed and offers two terraces, one elevated timber decked area to the rear of the kitchen and a private paved terrace at the foot of the garden. Private parking for two vehicles is also located at the rear of the garden.

This fabulous home offers a unique opportunity to acquire a substantial period property within the town, ideally positioned for access to John Hampden Primary School, the town centre and the M40 for London. Haddenham & Thame Parkway provides an unrivalled service to London Marylebone in just 37 minutes.

“A STUNNING FOUR STOREY VICTORIAN HOME OFFERING BEAUTIFULLY PRESENTED ACCOMMODATION INCLUDING A RECENTLY EXTENDED CONTEMPORARY KITCHEN/BREAKFAST ROOM”



AT A GLANCE

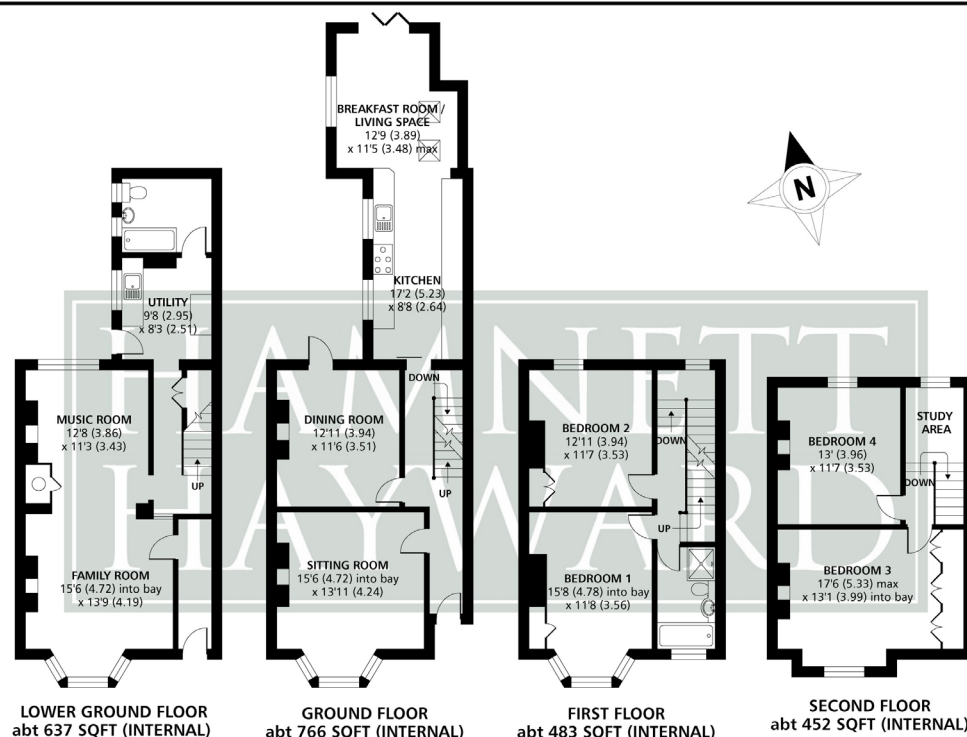
- A stunning Victorian townhouse with a stylish contemporary kitchen/breakfast room extension
- Substantial accommodation arranged over four floors, with a potential self contained flat
- Off street parking for two vehicles and generous mature garden
- Elegant reception rooms, four double bedrooms, two bathroom
- Highly sought after location within walking distance of schools and the historic town centre



PROPERTY SUMMARY

- Entrance hall
- Lower ground floor entrance to; family room, reception room and bathroom (scope for self contained apartment)
- Sitting room with open fireplace
- Dining room with fireplace
- Stylish fitted kitchen with bi-fold doors and Vaulted ceiling
- Extended breakfast room/sitting area
- Two first floor bedrooms and family bathroom
- Two further double bedrooms to 2nd floor
- Well stocked gardens extending to 60' in length
- Off street parking for two vehicles
- Gas fired central heating
- Beautifully presented throughout
- Highly sought after location
- Walking distance of the town centre
- Catchment for the reputable John Hampden
- London Marylebone in under 40 minutes
- No onward chain

NOT TO SCALE



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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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 recently 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: Current D (68) Potential B (82)

Local Authority: South Oxfordshire District Council

Postcode: OX9 3LW

Council Tax Band: Band E

GUIDE PRICE

£889,000

**HAMNETT
HAYWARD**

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