# Thame

St Mary's Cottage | 70 Park Street | Thame | Oxon OX9 3HU



## Colombs

# Price £475,000

St Marys Cottage has a wealth of character throughout with exposed beams, Inglenook fireplace and original quirky window openings which add to its unique charm. The property is approached via the well stocked cottage garden with seating area and footpath to front door with tiled storm porch which in turn opens into the delightful sitting / dining room with woodburning stove and Inglenook fireplace. The kitchen has a stable

door to the side courtyard and has been refurbished and refitted by the current owner to an impeccably high calibre with a range of base and wall units with Belfast sink and understairs storage cupboards. On the first floor the main bedroom has a range of bespoke wardrobes with a further double bedroom and a single as well as the family bathroom with white suite. Externally there is a spacious studio / office which was the original garage and could easily be converted back if so required. There is driveway parking to the front for one car and a lovely private courtyard garden & gated access.

## KEY FEATURES

- A charming cottage with an abundance of history & character throughout
- Recently refurbished by the current owner including a new kitchen
- Within a short walk of Thame High Street and local amenities
- Easy access to Thame and Haddenham Parkway Station and bus routes
- Pretty cottage garden to the front and private courtyard garden to the side
- Useful office / studio (originally the garage) with driveway parking for 1 car
- Please call Colombs on 01844 214421 to arrange a suitable time to view.

# THAME

Thame is a bustling traditional Market town located close to the Chiltern Hills and the historic City of Oxford. Within Thame there are many lovely restaurants, public houses and coffee shops.

Thame has a thriving well supported market each Tuesday with a farmers' market once a month. The traditional cattle market takes place within Thame each week. There is a small theatre within Thame called The Thame Players and there are numerous clubs and societies.
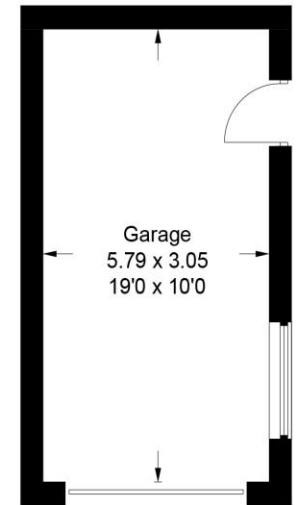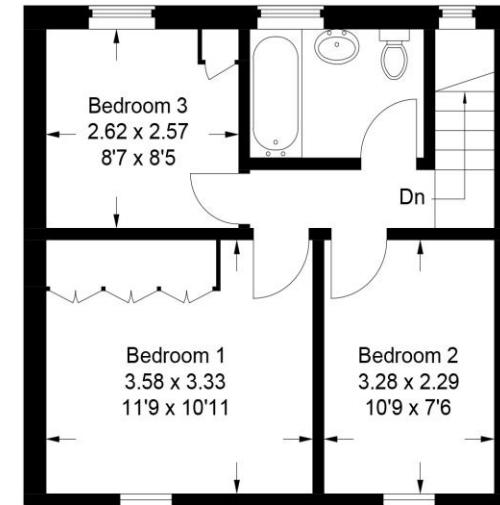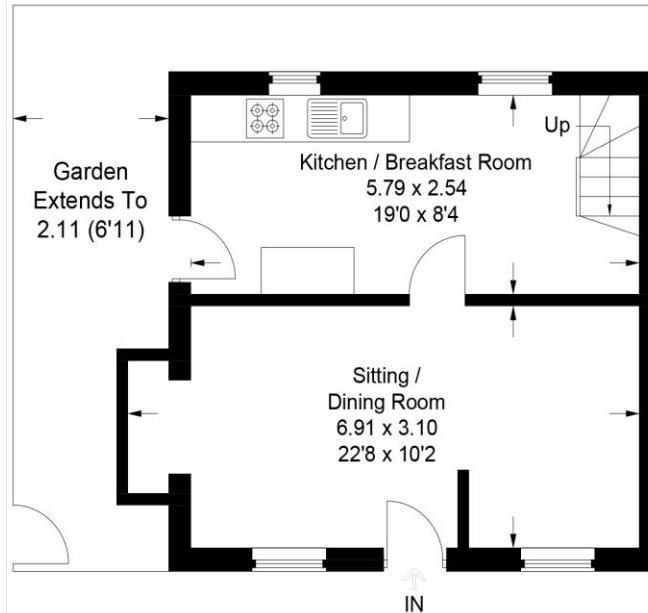
Thame is nicely positioned for the commuter. Haddenham station is some 5 minutes' drive from Thame and provides a direct route to London Marylebone in some 36 minutes, whilst the M40 motorway is a short drive from Thame .

**Local Authority** – South Oxfordshire District Council

**Council Tax** - D

**EPC** - C

Approximate Gross Internal Area
Ground Floor = 37.4 sq m / 402 sq ft
First Floor = 36.6 sq m / 394 sq ft
Garage = 17.7 sq m / 190 sq ft
Total = 91.7 sq m / 986 sq ft

N

## Ground Floor

Garden Extends To 2.11 (6'11)

Kitchen / Breakfast Room
5.79 x 2.54
19'0 x 8'4

Up

Sitting / Dining Room
6.91 x 3.10
22'8 x 10'2

IN

## First Floor

Bedroom 3
2.62 x 2.57
8'7 x 8'5

Dn

Bedroom 1
3.58 x 3.33
11'9 x 10'11

Bedroom 2
3.28 x 2.29
10'9 x 7'6

Garage
5.79 x 3.05
19'0 x 10'0

(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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## Colombs

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