



WHITEHOUND  
THAME

**TIM RUSS**  
& COMPANY





## WHITEHOUND, THAME, OXFORDSHIRE, OX9 3EG

Centrally located, this fabulous penthouse apartment offers a stylish living space with roof top terrace, whilst providing an opportunity for town centre living!

**PRICE £400,000**





## The Property

A unique gated development, Whitehound is an exclusive collection of just 7 properties situated on the corner of Upper High Street and East Street. Number 3, with its private entrance is a stunning penthouse offering with abundance of imaginative storage solutions, design features and open plan living.

The living space is wonderful. Contemporary in design, the open plan layout works perfectly with a bespoke fitted kitchen, dining and living areas which opens to the roof terrace enclosed by wrought iron balustrade. The kitchen features a range of fitted units and integrated appliances. Tall ceilings and range of both Velux and dormer windows flood this space with natural light throughout the day.

Of particular note is the breathtaking 30' master bedroom which opens to a beautiful bathroom suite, complete with raised Japanese style soak bath with shower above. Throughout the bedroom is an extensive and well-designed range of fitted furniture. There is a further double bedroom, again benefitting from fitted storage. The accommodation is complete with a very well-appointed family bathroom with utilities cupboard.

The main landing space provides access to a second, larger balcony boasting views over the communal gardens to the rear.

## Outside

Outside, the property is approached via a security gate with remote and intercom access. This covered passageway also leads through to the communal gardens which have been professionally landscaped and maintained. A parking permit can be applied for via Thame Town Hall for the nearby Upper High Street car park.

## Location

Thame is a traditional old Oxfordshire market town close to the lovely Chiltern Hills and the historic Oxford City. Thame offers an excellent range of shops from individual specialists to well-known chains such as Waitrose, Boots and Sainsbury's as well as new shops including Fat Face and White Stuff with a lively market on Tuesdays. The town has good community facilities, new modern library and there is a good choice of coffee houses, restaurants, and public houses.

For London and the M25 access to the M40 motorway is approximately 6 miles away and Haddenham & Thame Parkway (3 miles) provides a regular service to London Marylebone (approximately 40 minutes) and Birmingham. There is excellent schooling in the area.

**Post code for SatNav: OX9 3EG**

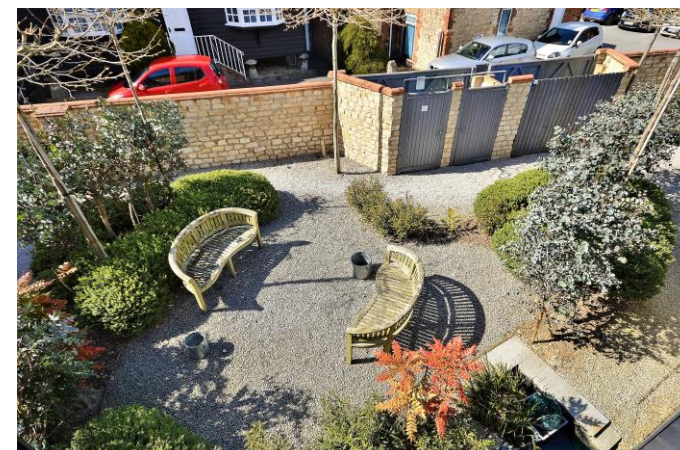
## Mortgage


Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

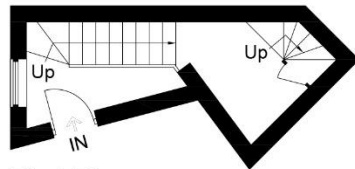
## Additional Information

- **Council Tax Band - E**
- **EPC Rating – B**
- **Services** – Mains electricity, water, drainage and gas fired central heating
- **Local Authority** – Buckinghamshire County Council
- **Tenure** – LEASEHOLD
- **Charges** – T.B.C

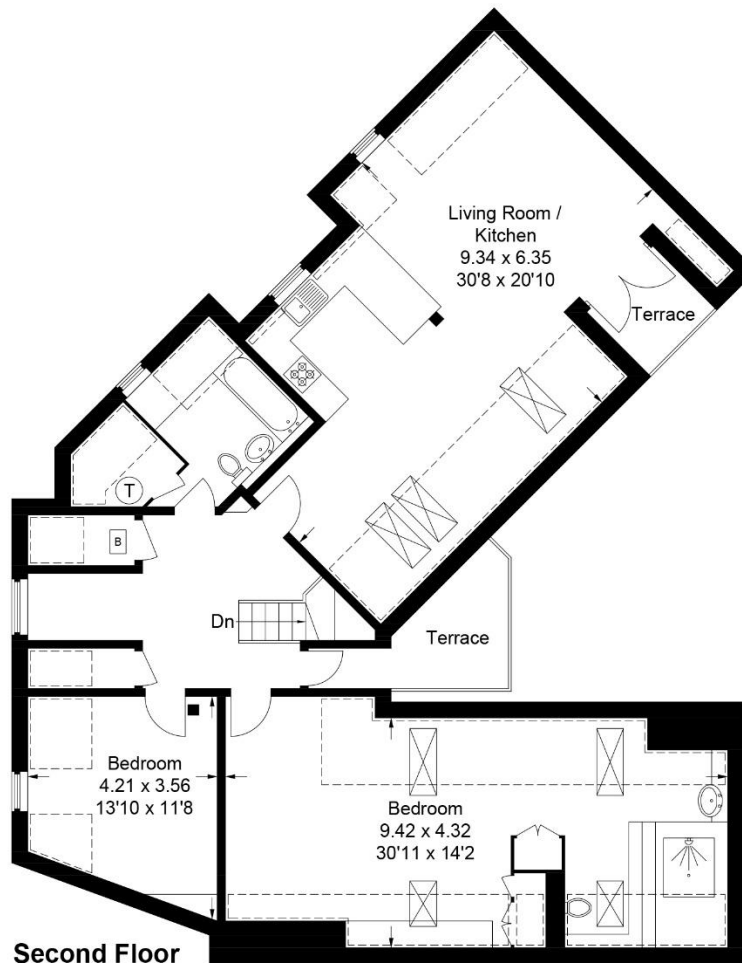
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 = Reduced headroom below 1.5m / 5'0"



**First Floor**



**Second Floor**

### 3 Whitehound

Approximate Gross Internal Area  
 First Floor = 9.0 sq m / 97 sq ft  
 Second Floor = 131.9 sq m / 1,420 sq ft  
 Total = 140.9 sq m / 1,517 sq ft

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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Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
A			
B			
C		80	81
D			
E			
F			
G			
Energy inefficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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