

TOWN FARM

6 & 8 OXFORD ROAD, THAME, OXFORDSHIRE. OX9 2AH



HAMNETT
HAYWARD

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An outstanding renovation of a four/five bedroom farmhouse with detached double garage, extensive off street parking, private garden and a self contained one bedroom cottage with separate title

Town Farm offers a rare opportunity to acquire an impressive period Grade II listed rendered farmhouse dating back in parts to the fifteenth and sixteenth century that in more recent years has been the subject of an 18 month renovation programme to now provide exceptional living space of more than 3200 sqft including a self contained one bedroom annex with separate utilities.

Offering a wealth of character throughout the main farmhouse includes a bespoke Shaker style kitchen with granite worktops, stunning oak framed orangery with bi-fold doors opening onto the rear terrace and three further spacious receptions including a double aspect sitting room with inglenook fireplace, dining room also featuring an open fireplace and a 17'10 study/family room accessed from the kitchen. The current owners have also created a lovely oak framed vaulted lobby and cloakroom with access onto the rear drive.

First floor accommodation in the main house doesn't disappoint with two beautiful vaulted double bedrooms with en-suite shower rooms and a further double and large single bedroom served by a modern family bathroom with separate shower.

The annex (No 6) was in part a former outhouse to Town Farm which now features its own entrance hall, ground floor bathroom, contemporary fitted kitchen with integrated appliances and a stunning vaulted 17' reception room with exposed beams. The annex includes a double bedroom on the first floor served by a en-suite shower room. If required access can also be opened up between the main house and the annex from the entrance hall.

Externally and a particular feature of Town Farm is the expansive paved driveway offering parking for numerous vehicles and access to a useful detached double garage with light and power. The gardens offer a secluded south-westerly facing aspect enjoying the afternoon sun and are laid predominately to lawn with two terraces ideal for alfresco entertaining.

“A BEAUTIFUL GRADE II LISTED FARMHOUSE OFFERING SUBSTANTIAL LIVING ACCOMMODATION WITH ENCLOSED GARDEN, DETACHED DOUBLE GARAGE AND ONE BEDROOM COTTAGE”



AT A GLANCE

- Rarely available four/five bedroom period farm house renovated to an exceptional standard
- Renovated one bedroom cottage with own utilities and separate title
- Flexible character accommodation totalling over 3200 sqft
- Paved 100' double width drive featuring a working well and detached double garage Mature south westerly facing gardens with two terrace areas



PROPERTY SUMMARY

Main house

- Entrance hall
- Cloakroom
- Sitting room
- Dining room
- Family room / Study
- Kitchen/breakfast room
- Oak framed orangery
- Oak framed rear lobby
- Two vaulted double bedrooms with en-suite
- Further double and single bedroom
- Family bathroom with separate shower

Annex

- Vaulted living/dining room
- Kitchen
- Bathroom
- Bedroom with en-suite

Outside

- Double garage
- 100' double width drive
- Secluded south-westerly facing garden
- A short walk from Thame Leisure Centre, Lord Williams's School and the High Street



Town Farm, Oxford Road, Thame, OX9

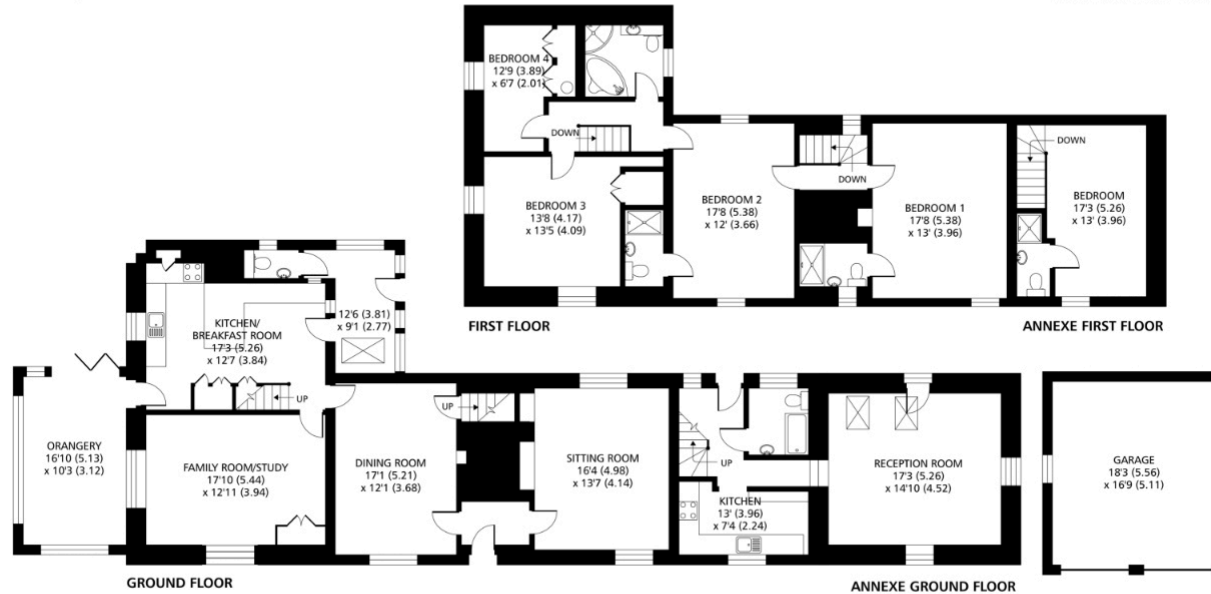
Approximate Area = 2481 sq ft / 230.4 sq m

Annexe = 732 sq ft / 68 sq m

Garage = 308 sq ft / 28.6 sq m

Total = 3521 sq ft / 327.1 sq m

For identification only - Not to scale



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 and electricity to both

Heating: Gas fired central heating to radiators to both house and cottage. (Modern condensing boilers)

Energy Rating: House: Current E (53) Potential D (64)

Cottage: Current D (63) Potential B (83)

Local Authority: South Oxfordshire District Council

Postcode: OX9 2AH

Council Tax Band: House: Band G Annex Band A

GUIDE PRICE £1,250,000



HAMNETT HAYWARD

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