

THE MALT HOUSE

27 HIGH STREET, THAME, OXFORDSHIRE. OX9 2AA



HAMNETT
HAYWARD

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A Grade II listed four bedroom town house with the flexibility of a self contained annex and immediate access to the facilities of the High Street.

The Malt House is a centrally located town house constructed from attractive natural stone and old red brick elevations under a clay peg tiled roof that in more recent years has been updated to now provide spacious living accommodation of about 2400 sqft set over two floors.

Currently arranged as a three bedroom house with adjoining one bedroom annex, the property offers the flexibility of either being a substantial family home or multiple occupation with both options available without structural alteration.

On entering the property a large entrance hall provides access to all reception rooms which includes a kitchen/dining room fitted with a range of contemporary floor units with timber worktops, large pantry and blue enamelled gas fire Aga, 15' square sitting room with log burning stove and French door leading to the garden, Study area and a large family room with double doors leading onto the garden. All ground floor rooms feature beautiful timber floors and exposed ceiling beams.

On the first floor The Malt House has the benefit of four large double bedrooms, the master being particularly spacious with an equally impressive 15' en-suite shower room with provision for a free standing roll-top bath. The remaining bedrooms are served by a modern family bathroom.

Outside the property is located on the corner of the picturesque Lower High and Southern Road with off street parking and two garages located on the latter. The rear south facing courtyard garden is totally enclosed offering a good degree of seclusion and includes a large terrace with the remainder being laid to lawn with raised brick planters. An attractive covered veranda runs alongside the property providing access to the garage, WC and a useful store.

“AN ATTRACTIVE EARLY 18TH CENTURY CENTRAL TOWN HOUSE WITH PRIVATE ENCLOSED GARDEN, GARAGING AND OFF STREET PARKING”



AT A GLANCE

- An impressive natural stone and brick central town house with one bedroom annex
- Four double bedrooms three receptions and two bathrooms
- Secluded south facing courtyard garden with lovely terrace
- Annex includes its own entrance
- Central location within the picturesque Lower High Street.



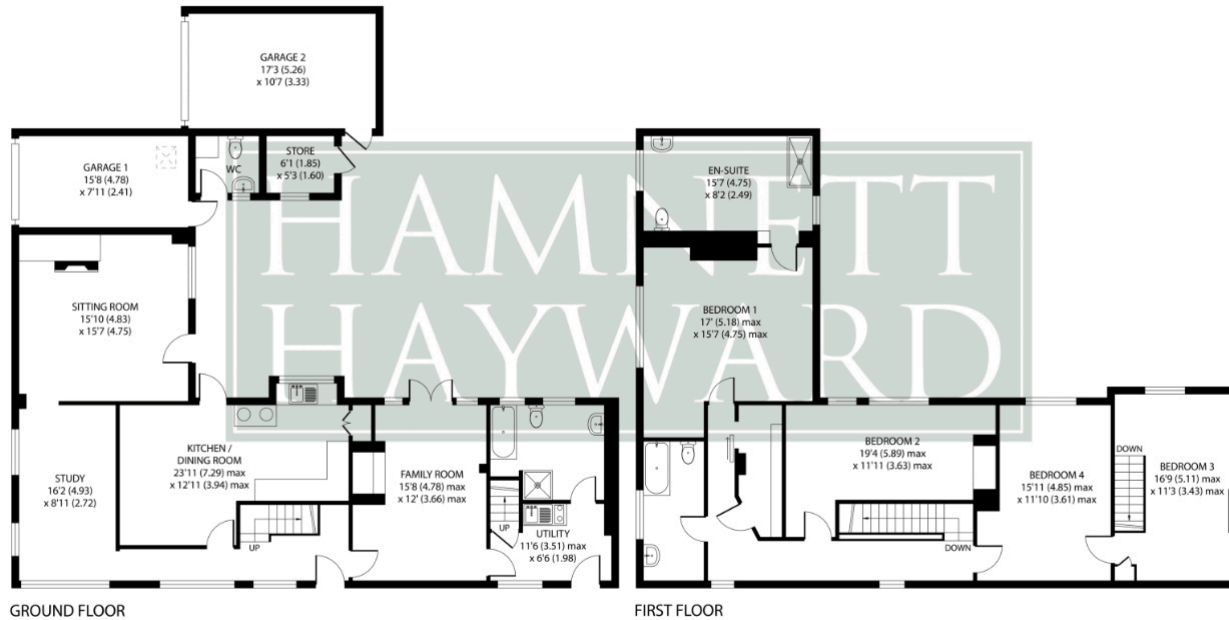
SUMMARY

- Reception hall
- Kitchen/dining room
- Family room
- Sitting room
- Study
- Mater bedroom with en-suite shower room
- Two further double bedrooms in main house
- Family bathroom
- Self contained annexe with separate access comprising:
 - Kitchenette
 - Bathroom with separate shower room
 - Bedroom
- Two garages and off street parking
- Enclosed garden
- External WC
- Store
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
- Picturesque market town



High Street, Thame, OX9

Approximate Area = 2717 sq ft / 252.4 sq m (includes garages)
Outbuildings = 64 sq ft / 6 sq m
Total = 2781 sq ft / 258.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023. Produced for Hamnett Hayward Ltd. REF: 961719

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

Heating: Gas fired central heating to radiators

Listing: Grade II

Energy Rating: N/A Listed building

Local Authority: South Oxfordshire District Council

Postcode: OX9 3AA

Council Tax Band: TBC

GUIDE PRICE **£950,000**



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