

19 QUEENS ROAD

THAME, OXFORDSHIRE. OX9 3NF



HAMNETT
HAYWARD

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A handsome two bedroom Victorian house, ideally located within a highly sought after position close to the town centre.

Forming part of the highly sought after Queens Road, just a short walk from the picturesque town centre, this fabulous home offers generous accommodation and updated in parts with a wood burning stove and attractive double glazed sash windows within the original part of the house. Queens Road is one of the most highly sought after residential streets within the town, just a short walk from both Lord Williams's secondary school and the highly regarded John Hampden primary school. Thame sports club is conveniently situated within this period street, providing a bowls club with a brand new pavilion and six brand new tennis courts. For the commuter, Haddenham & Thame parkway is close by providing a comprehensive service into London Marylebone (under 40 minutes)

On arrival, an entrance hall opens into the sitting room and through to the dining room and kitchen. The sitting room is a beautiful East facing reception, flooded with morning sunshine and recently fitted with a replacement double glazed sash windows, the room also enjoys a traditional open fire for cosy winter evenings. The dining room is fitted with a wood flooring and a contemporary wood burning stove, the kitchen extends from the dining room and as many neighbouring properties throughout the street have recently completed, there is potential to open up the kitchen and dining room and extend to create a modern open plan room. The kitchen itself is fitted with a range of base and eye level timber shaker style units, there is also space for an under counter free standing cooker, fridge and further space and plumbing for a washing machine. A stable door provides direct access to the rear garden. The first floor features two bedrooms and a separate shower room, the main bedroom located to the front of the property with a replacement sash window. The bedrooms are served by a modern shower room suite with stylish metro tiling to the shower cubicle. Outside, 19 Queens Road has a generous 'West facing' garden extending to approximately 50' in length. A small terrace offers a private position for entertaining and the remaining area of garden has a large number of flower and shrub borders. At the side of the garden is a pedestrian gate opening to an area of off street parking for vehicles at the rear of the garden.

In our opinion this delightful town house offers a unique opportunity to acquire a lovely traditional home offering scope to extend, all within a highly sought after street, close to the town centre with off street parking.

“A CLASSIC TWO BEDROOM VICTORIAN HOME, LOCATED WITHIN THE HIGHLY REGARDED QUEENS ROAD, JUST A SHORT WALK FROM THE PICTURESQUE MARKET TOWN ”



AT A GLANCE

- An elegant two bedroom Victorian home, located within a short walk of the town centre
- Dining room with wood burning stove and replacement double glazed sash window
- Scope to further extend and link the dining room with the kitchen
- Attractive south-west facing garden with parking at the rear
- Picturesque market town providing good access to London Marylebone (under 40 mins from station)



SUMMARY

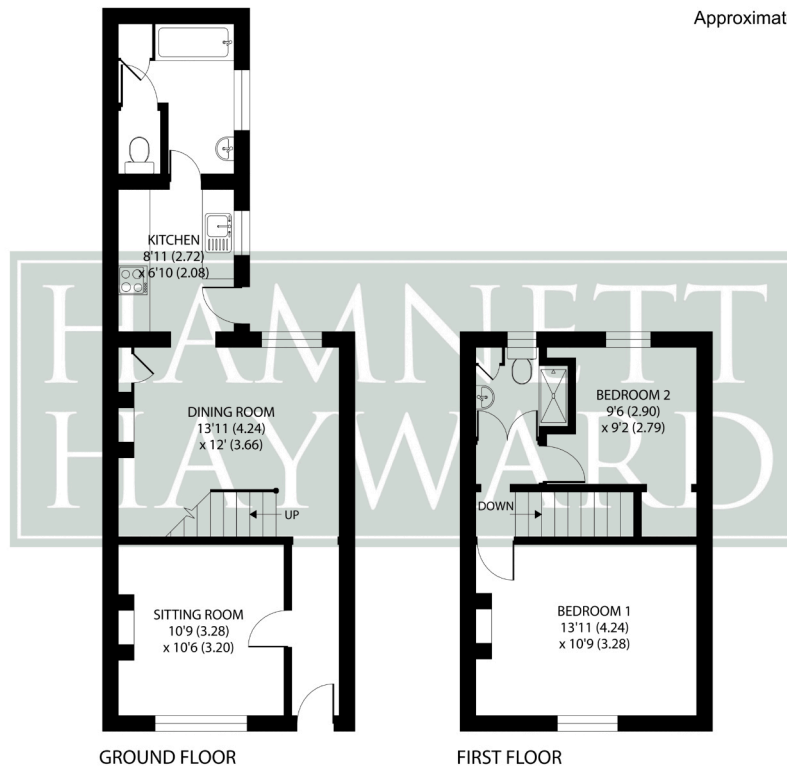
- Entrance hall
- Sitting room with open fireplace
- 13' Dining room with wood burning stove
- Kitchen
- Two bedrooms
- Ground floor bathroom
- Recently updated first floor shower room
- Off street parking to the rear
- Gas fired central heating
- Mature, south-west facing garden
- Recently replaced double glazed, sash windows
- Scope to extend at the rear (subject to necessary planning permissions)
- Picturesque market town with a thriving centre
- Highly sought after residential street, just a short walk from the town centre
- Within catchment for the highly regarded John Hampden primary school
- London Marylebone (fast train 36 minutes) from nearby Thame & Haddenham Parkway
- Queens Road is home to Thame tennis & bowls club



Queens Road, Thame, OX9

Approximate Area = 803 sq ft / 74.6 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Hamnett Hayward Ltd. REF: 915034

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 a good 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 C (70) Potential B (86)

Tenure: Freehold

Local Authority: South Oxfordshire District Council

Postcode: OX9 3NF

Council Tax Band: C

Price: £450,000



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