

16 NELSON STREET

THAME, OXFORDSHIRE. OX9 2DP



HAMNETT
HAYWARD

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A three bedroom Edwardian town house with large westerly facing garden situated in the heart of the town.

16 NELSON STREET is an elegant double fronted Edwardian semi-detached town house constructed from red brick elevations under a clay tiled roof located in a popular and quiet side street, yet within a short level walk of the busy town centre.

On entering the property accommodation comprises of a tiled entrance hall with stairs rising the first floor, an elegant sitting room with bay window, fireplace with cast iron surround and double doors, a second reception currently used as a dining room also featuring a bay window and fireplace and a sizeable kitchen located at the rear of the property fitted with timber fronted base and wall units with timber worktops, inset Belfast sink, Rangemaster oven, extractor hood and attractive quarry tiled floor. The kitchen is served by a large utility/cloakroom with fitted storage units and plumbing for a washing machine. Ground floor accommodation concludes with timber conservatory with doors onto the rear terrace.

On the first floor 16 Nelson Street has three bedrooms including two spacious double bedrooms with wardrobes and a double aspect single bedroom located at the rear. All bedrooms are served by a modern white bathroom suite which includes an electric shower above the bath.

Outside and of particular note are the beautiful westerly facing gardens extending to in excess of 75' depth. Laid mainly to lawn the garden offers an excellent degree of seclusion, includes a large terrace, potting sheds and features beautiful mature trees and shrubs.

Nelson Street has recently become residence permit parking only between 9am and 6pm

The property is being sold with **NO UPWARD CHAIN**

“A BEAUTIFUL DOUBLE FRONTED EDWARDIAN TOWN HOUSE LOCATED IN THIS HIGHLY SOUGHT AFTER RESIDENTIAL STREET ONLY A SHORT WALK FROM THE TOWN CENTRE”



AT A GLANCE

- Rarely available Edwardian town house in sought after central side street
- Beautiful 75' westerly facing garden offering a good degree of seclusion
- Elegant proportions throughout
- Immediate access onto the High Street
- Easy access to the town centre and only short walk of Lord William's Upper School



SUMMARY

- Entrance hall
- Living room with fireplace
- Dining room with fireplace
- Conservatory
- Kitchen
- Utility room with WC
- Three bedrooms
- Bathroom
- 75' Private garden
- NO UPWARD CHAIN
- Sought after residential side road
- Eligible for Permit parking

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.

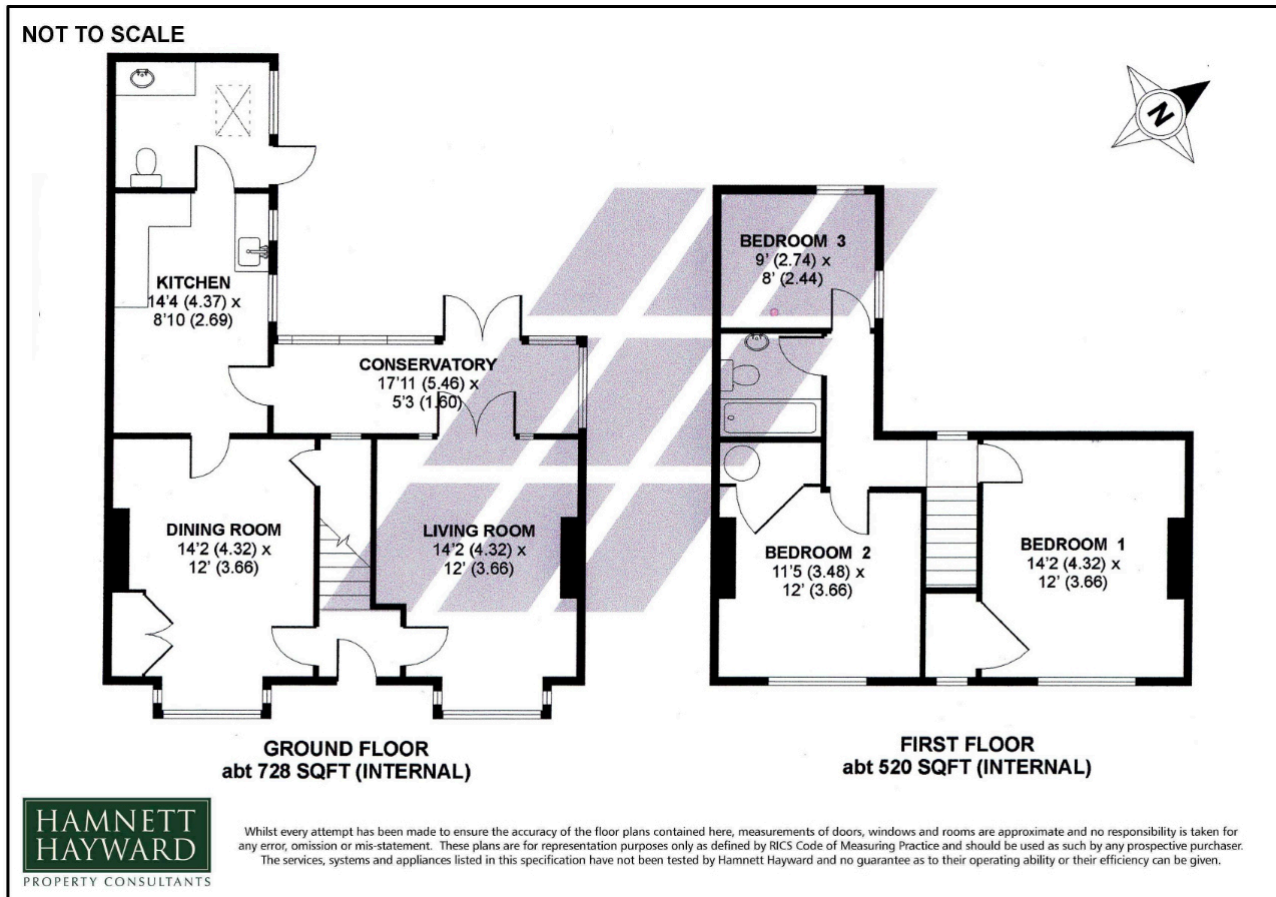
Energy Rating: Current D(55) Potential C(79)

Local Authority: South Oxfordshire District Council

Postcode: OX9 2DP

Council Tax Band: E

GUIDE PRICE £650,000



HAMNETT HAYWARD

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