

# 15 SEYMOUR COURT

THAME, OXFORDSHIRE. OX9 3NZ



HAMNETT  
HAYWARD



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**A beautifully presented first floor apartment, forming part of an exclusive development within this highly sought after market town.**

Seymour Court is a stylish development of just 21 elegant new and converted two and three bedroom houses and apartments, set in beautifully landscaped gardens and designed exclusively for the over 55's. Located on the fringe of the town centre, the courtyard style development is ideally positioned within a short walk of the many shopping facilities available within this pretty town, including the Marks & Spencer simply food hall located opposite the development. Thame is a highly sought after and picturesque market town, ideally positioned for access to the M40 and Haddenham & Thame Parkway for a comprehensive service into London Marylebone (under 40 mins). Seymour Court is also located close to the popular Phoenix trail, connecting picturesque walks into the glorious Chiltern Hills.

Internally, a ground floor entrance hall with stairlift offers access to the generous dining hall with a study area, built in storage cupboards and access to the bathroom. Of particular note is the impressive principle reception room, forming an open plan sitting/dining room and flooded with natural light through the impressive bay window. This reception room flows into a well equipped kitchen fitted with a range of modern shaker style units under a granite work surfaces with up stands. A range of integrated Bosch appliances include a double inset electric oven, with gas hob over, a dishwasher and a fridge/freezer. A separate utility room provides space and plumbing for both a washing machine and tumble dryer. The bedroom accommodation is conveniently positioned at the opposite side to the dining hall comprising two double bedrooms, including a master bedroom with en-suite bathroom. Both bedrooms also have fitted wardrobes. The main bathroom is very well appointed, fitted with a Villeroy & Boch suite with stylish contemporary tiling around wet areas. The wash basin has a fitted vanity unit and a shower is plumbed over the bath.

Outside, this lovely apartment has a private off street parking space and access to a number of communal gardens. The main communal garden is positioned to the rear of the development and offers a beautifully manicured garden with well stocked flowering borders and laid to lawn with a number of communal garden benches, providing the perfect retreat to relax and enjoy peace and tranquility.

“A SUBSTANTIAL FIRST FLOOR APARTMENT, FORMING PART OF A HIGHLY SOUGHT AFTER DEVELOPMENT WITHIN LANDSCAPED GARDENS AND JUST A SHORT WALK FROM THE TOWN CENTRE”



## AT A GLANCE

- A unique opportunity to acquire a beautifully presented first floor apartment
- Stylish development of just 21 conversions and new build homes, exclusive for the over 55's
- Professionally landscaped communal gardens
- Well equipped kitchen with a range of Bosch appliances, bathrooms by Villeroy & Boch
- Picturesque market town providing good access to London Marylebone (under 40 mins from station)





## SUMMARY

- Entrance hall with stair lift
- Impressive dining hall with study area
- Well appointed kitchen with a range of Bosch integrated appliances
- Granite work surfaces to kitchen
- Fabulous 19' bay fronted sitting/dining room
- 15' Master bedroom with dressing area and en-suite bathroom with separate shower
- Further double bedroom with built in wardrobes
- Bathroom with shower over by Villeroy & Boch
- Accommodation extending to 1,114 sq.ft
- Beautifully manicured communal gardens
- Estate manager responsible for day to day administration of the development
- Communal bin store and further storage room adjoining the estate office
- One allocated parking space with further visitors spaces
- Within a short walk of the popular Phoenix Trail
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
- Within walking distance of the picturesque market town
- Gas fired central heating providing under floor heating



## 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 and Marks & Spencer Simply Food 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 under floor heating

**Energy Rating:** Current B (85) Potential B (85)

**Tenure:** Leasehold, 999 years from November 1<sup>st</sup> 2017 Man.Co charges including on site manager £1,613.31 - ½ yearly.  
Ground rent £350 P.A

**Local Authority:** South Oxfordshire District Council

**Postcode:** OX9 3NZ

**Council Tax Band:** D

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