

1 THE ALMS HOUSES

69 HIGH STREET, THAME, OXFORDSHIRE. OX9 3AE



HAMNETT
HAYWARD

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Perhaps one of the most recognised properties within the town, a beautiful Grade II listed property enjoying an idyllic setting within the heart of Thame town centre.

1 The Alms Houses is a remarkable Grade II listed period home originally founded by Lord Williams in 1555 within the grounds of the former Grammar school site, offering beautiful town living with well tended gardens.

This iconic property has been lovingly refurbished by the current owners and restored by the reputable historic builder Chris Bowler to provide a stunning and spacious home. Particular mention is made of the many historic features including exposed beams, stain glass windows, original fireplaces and paneling to bathroom wall and dining room reclaimed from RMS Mauritania when decommissioned. Internally this property enjoys two generous reception rooms including a pretty sitting room with timber flooring, exposed beams and a modern wood burning stove and a formal dining room with a lovely exposed fireplace and a wood burning stove. Separating the two reception rooms is a recently re-fitted kitchen, comprising a range of classic shaker style cupboard and drawer units with a Belfast sink and timber working surfaces. Appliances include a Cream fronted cast iron Smeg cooker, a fridge/freezer and washing machine. The first floor offers an elegant landing area with a fabulous panelled wall opening to the bathroom, fitted with a cast iron roll top bath, , wash hand basin and wc. Two bedrooms are connected to one end of the property and a substantial master bedroom extends to an impressive 15' with a triple aspect, a vaulted ceiling and a lovely outlook overlooking the lower High Street.

A further pedestrian gate opens into the grounds of the property with direct views of the bandstand.

The garden is beautifully landscaped and laid predominantly to lawn with a good degree of box hedging a mature trees. A further private courtyard offers an ideal position for entertaining, laid with shingle and enclosed by attractive laurel hedging.

In our opinion this stunning period home offers a most unique opportunity to acquire one of the town's most iconic homes, available as a full time residence or even a holiday home to enjoy all this fabulous town has to offer.

“ONE OF THE MOST ICONIC PROPERTIES IN THE TOWN, ENJOYING A GATED ENVIRONMENT AND THE FAMOUS BANDSTAND, IDEALLY POSITIONED WITHIN THE HEART OF THIS PICTURESQUE TOWN CENTRE”



AT A GLANCE

- A beautiful Grade II listed townhouse dating back to 1555
- The most idyllic setting within the heart of this historic market town
- Beautifully manicured gardens offering attractive courtyard
- Recently renovated by a specialist period builder to a high standard



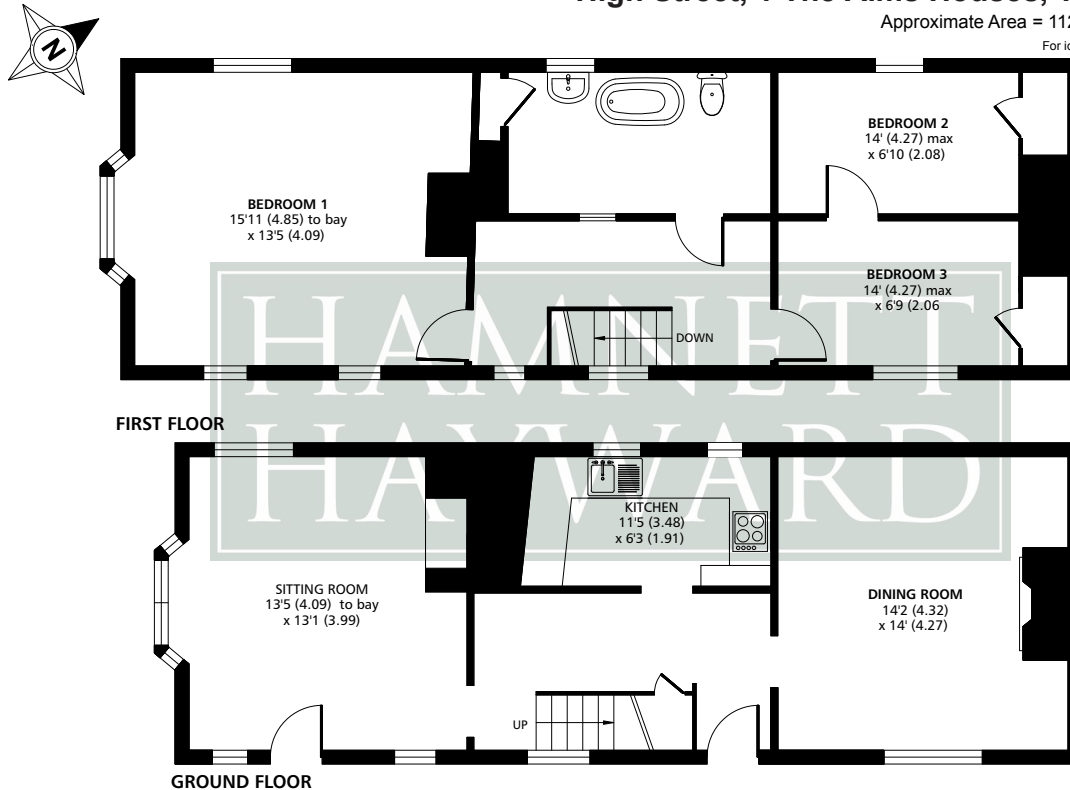
PROPERTY SUMMARY

- Entrance hall
- Sitting room with fireplace and wood burning stove
- Recently re-fitted kitchen
- Dining room with wood burning stove
- Characterful first floor bathroom
- Three bedrooms including generous master bedroom
- **Permit street parking**
- Beautifully landscaped gardens
- Highly sought after position within the heart of a picturesque market town
- Outstanding presentation throughout
- Views of the iconic bandstand
- A wealth of original period features throughout
- A quintessential market town with London Marylebone accessible in just 37 minutes and the city of Oxford on your doorstep

High Street, 1 The Alms Houses, Thame, OX9

Approximate Area = 1127 sq ft / 104.7 sq m

For identification only - Not to scale



FIRST FLOOR

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2020. Produced for Hamnett Hayward Ltd. REF: 631476

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 recently 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 & Electricity

Heating: Gas fired central heating

English heritage listing: Grade II

Local Authority: South Oxfordshire District Council

Postcode: OX9 3AE

Council Tax Band: Band D

Guide price £599,950



HAMNETT HAYWARD

42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: thame@hamnetthayward.co.uk