

HOPE COTTAGE

76 SOUTHERN ROAD, THAME, OXFORDSHIRE. OX9 2DZ



HAMNETT
HAYWARD

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OX9 2DZ

A semi-detached home converted from a former Victorian chapel ideally located within a short level walk of the town centre with parking and garage

Hope Cottage is a delightful two bedroom property constructed from attractive brick elevations under a slate tiled roof, converted from a former Victorian chapel and positioned conveniently behind the town centre within this picturesque market town.

From Southern Road, the property is approached by a secure storm porch with lockable wrought iron gate. Internally accommodation includes an entrance hall with built-in storage, a modern shaker style kitchen with integrated oven, gas hob and extractor hood and a bright and airy living/ dining room located at the rear of the cottage with timber floor and sliding patio door leading to the rear terrace and garden.

To the first floor, a large vaulted landing provides access to two spacious double bedrooms also with vaulted ceilings and a modern bathroom.

Outside, Hope Cottage benefits from a south facing private garden laid predominantly to lawn with sunny terrace. Vehicular access to the property is available via Holliers Close which in turn provides parking at the rear of the property and the advantage of a single garage.

“A UNIQUE CONVERSION OF A PERIOD CHAPEL CREATING TWO SEMI-DETACHED HOMES LOCATED IN THE HEART OF THE TOWN WITH THE ADDED ADVANTAGE OF A GARAGE AND OFF STREET PARKING”



AT A GLANCE

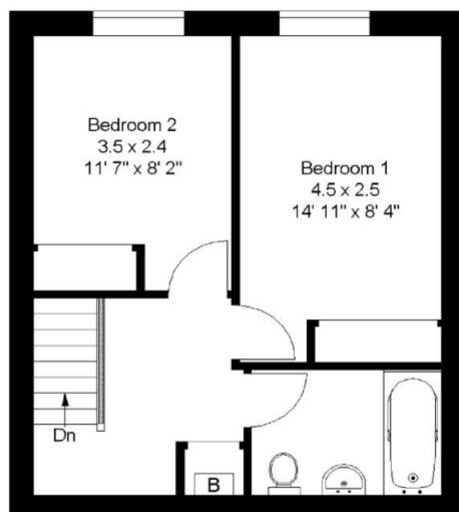
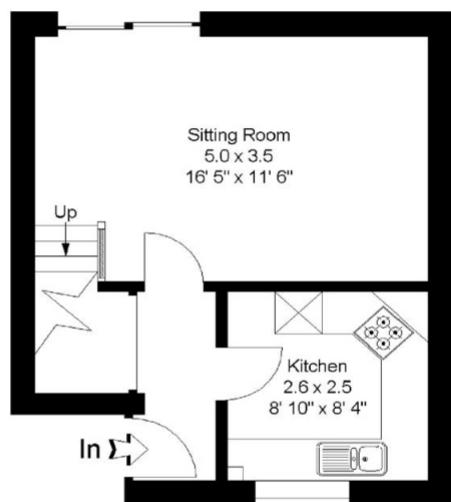
- Attractive conversion from a former Victorian chapel with vaulted ceilings
- Open plan living/dining room, two double bedrooms and modern first floor bathroom
- Central location within a short level walk of the High Street
- NO UPWARD CHAIN
- Picturesque market town



SUMMARY

- Entrance hall
- Kitchen
- Sitting area
- Dining area
- Two double bedrooms
- Bathroom
- Garage
- Off street parking
- Enclosed south facing garden with terrace
- Within a short walk of the town centre
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
- Picturesque market town

NOT TO SCALE



Hope Cottage Southern Road Thame



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Hamnett Hayward and no guarantee as to their operating ability or their efficiency can be given.

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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 (69) Potential B (87)

Local Authority: South Oxfordshire District Council

Postcode: OX9 2DZ

Council Tax Band: D

GUIDE PRICE £365,000



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