

WAVERTREE HOUSE

18 HIGH STREET, THAME, OXFORDSHIRE. OX9 2BZ



HAMNETT
HAYWARD

WAVERTREE HOUSE

18 HIGH STREET, THAME, OXFORDSHIRE. OX9 2BZ

A centrally located Grade II listed six bedroom town house renovated and extended in 2012 set in secluded grounds of about 0.18 acres

Wavertree House is an elegant central town house set in a commanding position on the picturesque lower High Street that in recent years has been both extended and renovated to now offer exceptional family accommodation of almost 4000 sqft.

On entering this outstanding period home you are greeted by an spacious hallway leading to three elegant reception rooms with high ceilings, large sash windows and beautiful fireplaces. In addition, the dining room has exposed wall and ceiling timbers with a large sash window overlooking the courtyard. At the rear, the house was extended in 2012 to create a breathtaking 33' kitchen/family room fitted with a bespoke hand crafted timber kitchen with substantial Smeg range oven and Fisher & Paykel fridge freezer. This outstanding room has two sets of double doors that open onto the rear garden and an impressive fireplace with brick surround. Ground floor accommodation also includes a cloakroom and utility room. The hallway also offers access to a large two bay cellar with good head height.

First floor and second floor bedrooms do not disappoint with no less than six good rooms including a stunning second floor master suite comprising walk-through dressing room with extensive storage, double aspect bedroom and a modern en-suite shower room. The remaining bedrooms are served by two further bathrooms. Bedroom two benefits from a Jack & Jill arrangement and the majority of the bedrooms include a character wrought iron fireplace with inlaid tiles.

Outside Wavertree House has the benefit of an arched carriage way with double doors. Although narrowing to 1.83m, the passageway offers access for a small car and with a 3 phase electricity supply would be ideal for an EV charger. The current owners also park a vehicle diagonally under the window and in front of the carriage way. The courtyard beyond has double gates that lead to the rear gardens enclosed by beautiful stone and brick walls that offer a sunny southerly aspect. The gardens are split into two distinct areas, are laid mainly to lawn with some Astro turf and includes a 14' Hydropool Aquatrainer swim spa and summer house. Unusually for such a central town house, the gardens total about 0.18 acres

“A STUNNING PERIOD FOUR STOREY TOWN HOUSE RENOVATED AND EXTENDED TO A VERY HIGH STANDARD THROUGHOUT WITH SET IN SECLUDED SOUTH FACING WALLED GARDENS OF ABOUT 0.18 ACRES”



AT A GLANCE

- Beautiful Grade II listed central town house renovated and extended to a very high standard
- Outstanding 33' kitchen/family room opening onto rear garden
- Four receptions, six large bedrooms one shower room and two bathrooms (3860 sqft)
- Outstanding 0.18 acre south facing walled gardens with terrace and summer house
- Carriage way providing vehicular access for a small vehicle



SUMMARY

- Lobby
- Reception hall
- Cloakroom
- Sitting room
- Dining room
- Games room/Reception three
- 33' Kitchen/family room
- Utility room
- Cellar
- Second floor master bedroom with dressing area and en-suite shower room
- Five further double bedrooms
- Family bathroom with shower
- Large 'Jack and Gill' bathroom with shower serving second bedroom
- South facing walled gardens totalling 0.18 acres
- Carriage way providing vehicular access for a small vehicle. Other parking options available please call for details.
- Renovated and extended to an exceptional standard
- London Marylebone in 36 minutes from nearby Haddenham & Thame Parkway - Only 2.5 miles distant
- Picturesque market town

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 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 and drainage

Heating: Gas fired central heating to wet radiator system and wet under floor heating to dining room and kitchen/family room

Listing: Grade II

Energy Rating: N/A Listed building

Local Authority: South Oxfordshire District Council

Postcode: OX9 2BZ

Council Tax Band: G

GUIDE PRICE £1,350,000

NOT TO SCALE



**HAMNETT
HAYWARD**
PROPERTY CONSULTANTS

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.

**HAMNETT
HAYWARD**

HAMNETT HAYWARD

42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: thame@hamnetthayward.co.uk