

25 PARK STREET

THAME, OXFORDSHIRE. OX9 3HP



HAMNETT
HAYWARD

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A most elegant Victorian townhouse, offering outstanding mature gardens and located within a short walk of the picturesque town centre.

Overlooking the entrance to Elms Park and just a short walk to the historic town centre, this fabulous period home offers elegant, adaptable family living enjoying the most beautiful rear gardens. Park Street is a charming period street within the heart of the town, just a short walk from the thriving town centre and close to the highly regarded John Hampden primary school. The Elms Park is conveniently situated opposite, providing a large open space and children's play area. For the commuter, Haddenham & Thame parkway is close by providing a comprehensive service into London Marylebone (under 40 minutes).

On arrival, a vestibule provides access to two bay fronted reception rooms, both opening to a generous inner hallway with a separate cloakroom. The family room offers an original open fireplace and many period features including high ceilings and sash bay window. Of particular note is the substantial dining room, opening to the kitchen/breakfast room, both overlooking the rear garden. The kitchen itself has been recently updated, with base and eye level cupboard and drawer units painted in a modern red. Integrated appliances include a Siemens electric oven with gas hob. The kitchen extends into a utility area with a sink, space and plumbing for a dishwasher and fridge/freezer. The first floor enjoys a large landing with access to three double bedrooms and the family bathroom. The principal bedroom extends to 17' in length and overlooks the garden and has a substantial en-suite wet room.

Outside, a particular attribute of this wonderful home are the well established formal gardens. The garden extends to approximately 75' in length and offers an excellent degree of privacy, wrapping around the neighbouring garden to provide a quiet escape and a lovely sun terrace. The garden has been lovingly tended over the years, offering a number of mature flower and shrub beds and a number of terrace areas for entertaining. A brick built workshop adjoins the house and a timber potting shed is located at the bottom of the garden. At the side of the property is a walkway with gated external access on to Park Street.

In our opinion this delightful town house offers a unique opportunity to acquire a lovely Victorian home within a highly sought after street, close to the town centre.

“A CLASSIC VICTORIAN HOME, WITH OUTSTANDING PRIVATE GARDEN LOCATED WITHIN THE HIGHLY REGARDED PARK STREET, JUST A SHORT WALK FROM THE PICTURESQUE MARKET TOWN ”



AT A GLANCE

- The most elegant three bedroom Victorian home, located within a short walk of the town centre
- Beautiful mature garden offering an excellent degree of privacy
- Three classic reception rooms and a kitchen/breakfast room
- Highly sought after location within Park Street, close to The Elms park
- Picturesque market town providing good access to London Marylebone (under 40 mins from station)



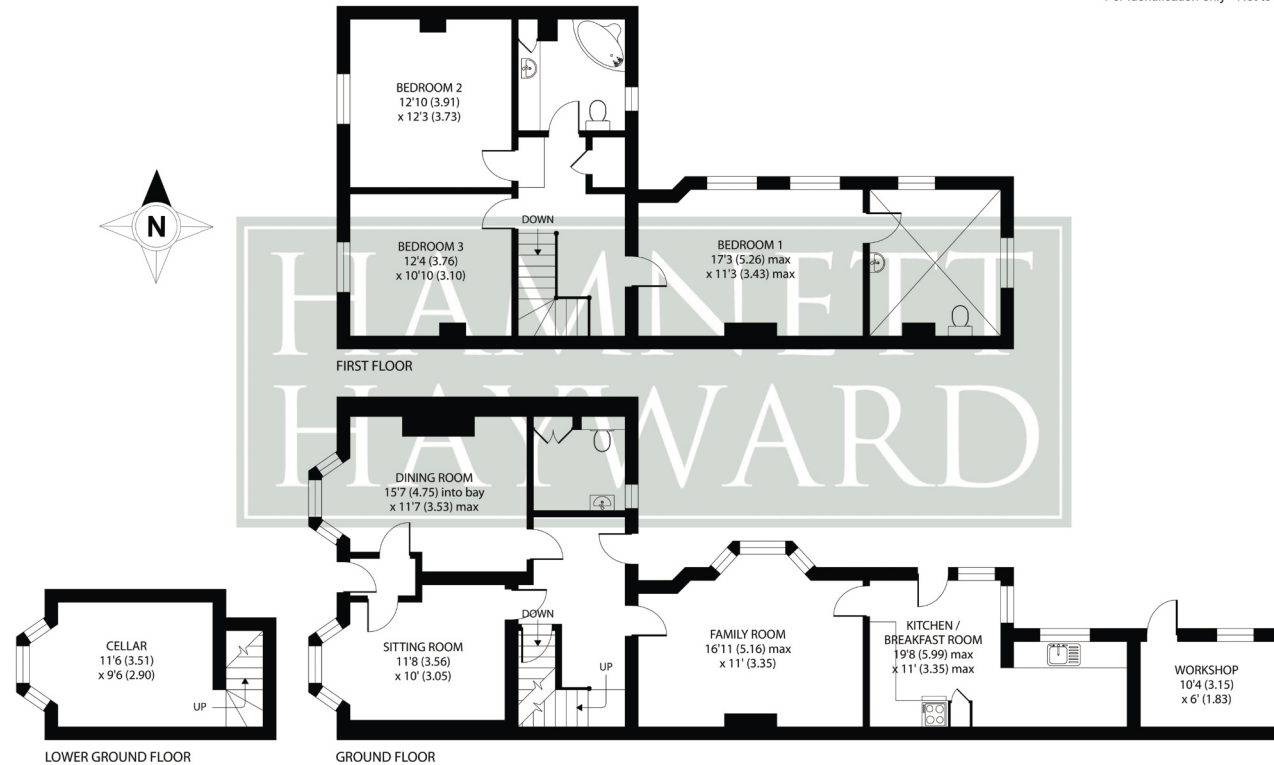
SUMMARY

- Vestibule
- Inner hallway
- Cloakroom
- Beautiful bay fronted sitting room
- Family room with fireplace
- 16' dining room
- Kitchen/breakfast room with utility area
- Cellar
- 17' principal bedroom with large en-suite wet room
- Two further double bedrooms
- Family bathroom
- Gas fired central heating
- Generous, well established garden with a South-Easterly aspect
- Garden outbuilding/workshop
- Highly sought after position close to The Elms Park
- A classic Victorian street within a short walk of the thriving town centre
- Within catchment for the highly regarded John Hampden primary school
- London Marylebone (fast train 36 minutes) from nearby Thame & Haddenham Parkway
- Beautifully presented accommodation extending to 1,873 SQ.FT
- Vacant possession with no onward chain
- Beautiful gardens
- Permit parking to the front, subject to an annual fee

Park Street, Thame, OX9

Approximate Area = 1873 sq ft / 174 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hamnett Hayward Ltd. REF: 1209771

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 and a Sainsbury's supermarket are also located in the centre, as well as the recently opened Gail's bakery. Despite Thame's rural location, 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. A bus is also available for the three Grammar schools in nearby Aylesbury. 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. The M40 (junction 8a) is within striking distance offering access to Oxford, London and the nearby Bicester retail village. For restaurants, Le Manoir Aux Quat Saisons, Sir Charles Napier and the Nut Tree, are close by.

ADDITIONAL INFORMATION

Services: Mains water, gas & Electricity

Heating: Gas fired central heating to radiators.

Energy Rating: Current D (62) Potential B (82)

Tenure: Freehold

Local Authority: South Oxfordshire District Council

Postcode: OX9 3NF

Council Tax Band: D



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