

ST MARY'S COTTAGE

70 PARK STREET, THAME, OXFORDSHIRE. OX9 3HU



HAMNETT
HAYWARD

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A pretty three bedroom cottage located within the heart of this thriving Oxfordshire market town, enjoying beautifully presented accommodation and a garden studio/office.

Dating back originally to the XVI century this stunning period cottage precedes many historic buildings within the town and once donated it's grounds to the adjacent John Hampden school. In more recent years the property has been comprehensively updated to include a lovely shaker style kitchen and a detached garden room/studio. Ideally positioned within the heart of this picturesque Oxfordshire town, St Mary's is perfectly positioned for all the many amenities on offer within the town and just a short stroll to the Town centre and Elms park. For the commuter, the M40 junction 6 is easily accessible, Haddenham & Thame parkway is just two miles for a comprehensive service into London Marylebone (under 40 minutes) and a regular bus service is available for Oxford city centre.

The front door opens directly into the open plan sitting/dining room, the side door open to the kitchen/breakfast room. Of particular note is the wonderful open plan living/dining room with a stunning inglenook fireplace housing a wood burning stove. This stunning room extends to 22' in length and has a number of classic features including sash windows and exposed beams. The kitchen has been recently re-fitted with heritage green shaker style units with brass knobs, half moon handles, a Belfast sink and solid hardwood work surfaces. A range of integrated appliances include an electric oven and induction hob, dishwasher and further space for washing machine and fridge/freezer. The kitchen extends to 22' in length and has space for a kitchen table.

To the first floor are three bedrooms, the principal bedroom extending to 13' and all served by a family bathroom.

Outside, the property benefits from off street parking at the front for one vehicle. The remainder of the front is a pretty walled garden with mature flower and shrubs. Gated access to the side opens to a small courtyard ideal for morning coffee and a detached garden studio/office extending to 13' offering the perfect space to work from home or even a hobbies studio or gym.

In our opinion this is a unique opportunity to acquire a part detached three bedroom cottage within the heart of this picturesque market town, boasting private parking and outbuilding.

"A BEAUTIFUL THREE BEDROOM PERIOD COTTAGE IDEALLY POSITIONED WITHIN THE HEART OF THIS ATTRACTIVE OXFORDSHIRE MARKET TOWN, JUST A STONES THROW FROM THE THRIVING TOWN CENTRE"



AT A GLANCE

- Pretty three bedroom period cottage within the heart of a picturesque market town
- Just a short walk from the thriving town centre for a range of shopping, restaurants and cafe's
- Private courtyard garden, detached garden room/studio and off street parking
- Superb kitchen/breakfast room and inglenook fireplace with wood burner
- London Marylebone in under 40 minutes from Haddenham & Thame parkway



SUMMARY

- 22' sitting/dining room with inglenook fireplace and wood burning stove
- Kitchen/breakfast room extending to 22'
- A range of integrated appliances
- Principal bedroom
- Two further bedrooms
- Modern bathroom
- Well presented throughout
- Private parking to the front
- Private courtyard garden
- Detached garden studio/office with store
- Central town location close to The Elms park and within a short walk of the thriving town centre
- Gas fired central heating
- London Marylebone in under 40 minutes from Haddenham & Thame parkway
- Excellent connections to Oxford & Bicester village retail outlet
- Within catchment of the reputable John Hampden primary school



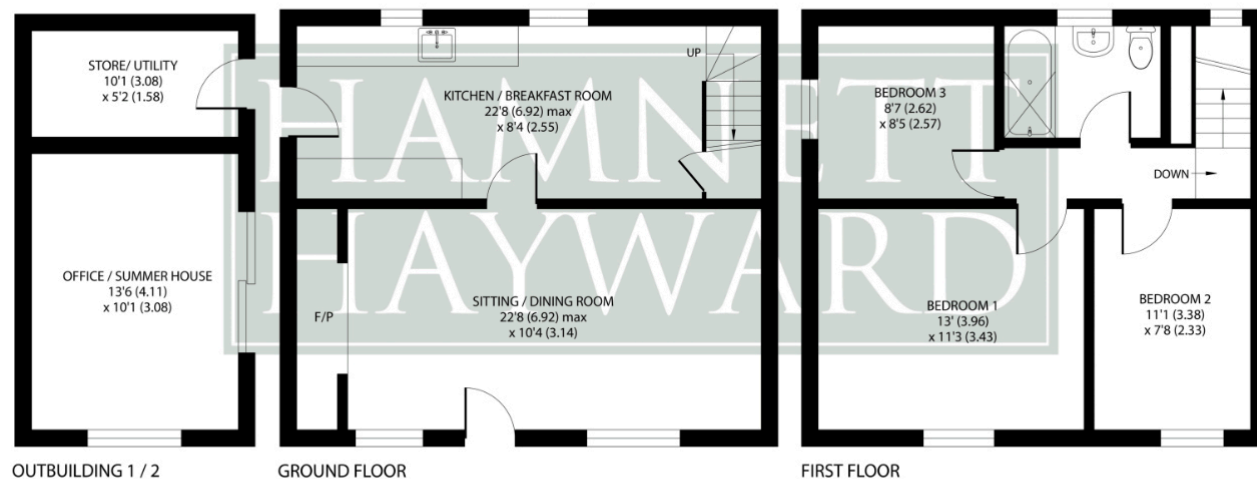
Park Street, Thame, OX9

Approximate Area = 865 sq ft / 80.3 sq m

Outbuildings = 188 sq ft / 17.4 sq m

Total = 1053 sq ft / 97.8 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 2025. Produced for Hamnett Hayward Ltd. REF: 1279919

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 Sainsburys supermarket are also located in the town. 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 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 and three Grammar schools in Aylesbury all accessible by bus. For leisure and foodies, there is wide choice of restaurants and pubs surrounding the town, including La table d'alix in Great Haseley, The Nut Tree Inn at Murcott and Le Manoir aux Quat' Saisons at Great Milton.

ADDITIONAL INFORMATION

Services: Mains water, Gas & Electricity
Heating: Gas fired central heating to radiators.
Energy Rating: Current D (64) Potential B (86)
Local Authority: South Oxfordshire District Council
Postcode: OX9 3HU
Council Tax Band: D
Tenure: Freehold



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