

10 KINGS ROAD

THAME, OXFORDSHIRE. OX9 3JJ



HAMNETT
HAYWARD

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A simply stunning three bedroom Edwardian home, enjoying elegant living and the most beautiful rear garden.

Forming part of the impressive Kings Road just a short stroll from the picturesque town centre, this beautiful Edwardian home has been extended and restored in recent years to provide elegant period living with a twist of contemporary comforts. Kings Road is regarded as one of the most highly sought after period streets within the town, just a short walk from the town centre whilst offering both off street parking and substantial gardens. For a family, Lord Williams's secondary school and the highly regarded John Hampden primary school are both within a short walk whilst Thame sports club offers tennis courts within a two minute walk. For the commuter, Haddenham & Thame parkway is close by providing a comprehensive service into London Marylebone (under 40 minutes)

On arrival a classic Edwardian entrance hall is accessed from a covered porch with a lovely stone lintel, the hallway has an original chequered tiled floor. The sitting room is located to the front and has replaced, handmade box bay windows providing a good degree of natural light. The sitting room has double doors opening to the dining room, providing two separate receptions or a large all encompassing room. The dining room has a fitted wood burning stove, glazed french doors to the garden and a range of built in furniture. The kitchen/ breakfast room has been recently re-fitted by the reputable Kingsey kitchens, offering a comprehensive range of shaker style cupboard and drawer units under a Corian work surface, extending into a breakfast bar. A range of integrated Siemens appliances include an electric and combination oven, induction hob with extractor, a fridge/freezer, dishwasher and washing machine. A rear extension provides a stunning reception opening directly to the garden, equally functional as a self-contained office with cloakroom and separate access to the house. Bedroom accommodation includes a principal bedroom extending to 16' with bay window seat. A further bedroom is served by a luxury family bathroom, recently re-fitted with a large walk in shower and a remote temperature controlled bath. To the second floor is a generous guest suite with a further shower room. Outside, this wonderful home has a beautiful 'South facing' garden offering an excellent degree of privacy and extending to approximately 85' in length. The garden is filled with attractive shrubs and mature fruit trees, with a modern terrace located from the extension providing a private retreat for entertaining and 'Al-fresco' dining.

“A STUNNING THREE BEDROOM EDWARDIAN HOME, BEAUTIFULLY REFURBISHED THROUGHOUT AND LOCATED WITHIN THE HIGHLY REGARDED KINGS ROAD, JUST A SHORT WALK FROM THE THRIVING TOWN CENTRE ”



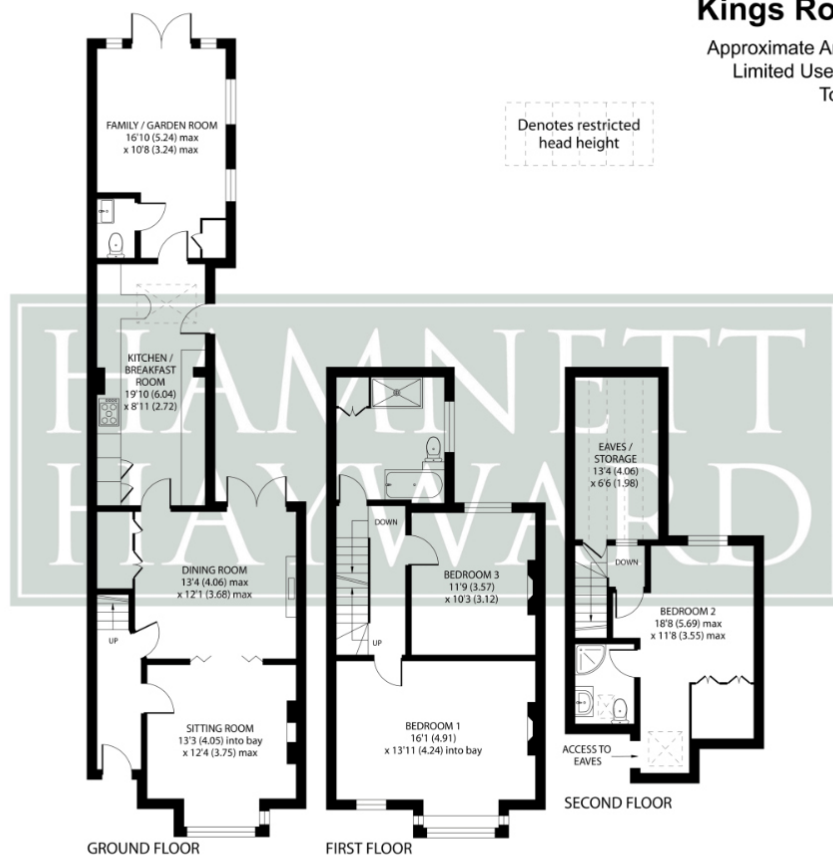
AT A GLANCE

- The most elegant three bedroom Edwardian home, forming part of the highly regarded Kings Road
- Recently extended and refurbished to a particularly high standard
- Re-fitted and extended kitchen by Kingsey kitchens, re-fitted luxury bathroom
- Highly sought after location within Kings Road, just a short stroll from the thriving town centre
- Picturesque market town providing good access to London Marylebone (under 40 mins from station)



SUMMARY

- Entrance hall with original chequered tile floor
- Cloakroom
- Beautiful bay fronted sitting room with original fireplace
- Dining room with wood burning stove
- Recently re-designed and re-fitted kitchen/breakfast room extending to 19' in length
- Stylish kitchen by Kingsey kitchens, with a range of Siemens appliances and Corian work surfaces
- Recently constructed family/garden room opening directly to the beautiful garden
- Impressive principal bedroom extending to 16' with a bay fronted window seat
- Recently updated family bathroom with a large walk in shower and bath with remote temperature control
- Guest bedroom suite with shower room
- Parking to the front for two cars, with EV charger
- Beautiful garden to the rear extending to approximately 85' in length
- Comprehensively renovated throughout including bespoke fitted windows
- Forming part of the the highly regarded Kings Road
- Highly sought after position within a short stroll of Thame Tennis and Bowls club
- Just a short walk to the thriving town centre
- Within catchment for the highly regarded John Hampden primary school
- London Marylebone (under 40 mins) from station Haddenham Parkway
- No onward chain



Kings Road, Thame, OX9

Approximate Area = 1500 sq ft / 139.3 sq m

Limited Use Area(s) = 95 sq ft / 8.8 sq m

Total = 1595 sq ft / 148.1 sq m

For identification only - Not to scale

Denotes restricted
head height

 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: 1302597

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. EV charging point

Heating: Gas fired central heating to radiators, under floor heating to family room extension

Energy Rating: Current D (68) Potential B (84)

Tenure: Freehold

Local Authority: South Oxfordshire District Council

Postcode: OX9 3JJ

Council Tax Band: E

**HAMNETT
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