

44 PARK STREET

THAME, OXFORDSHIRE. OX9 3HR



HAMNETT
HAYWARD

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A pretty two bedroom Victorian cottage located within the heart of this thriving Oxfordshire market town, enjoying mature gardens extending to 100' in length.

Ideally positioned within the heart of this picturesque Oxfordshire market town, 44 Park 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 sitting room which is fitted with a timber floor and enjoys a wood burning stove for cold winter evenings. Of particular note is the wonderful open plan kitchen/dining room extending to 17' in length and connecting to the garden via a utility area. The kitchen is fitted with a range of base and eye level cupboard and drawer units and fitted appliances including an electric oven and gas hob. A utility room offers further space and plumbing for a washing machine, dishwasher and under counter fridge.

To the first floor are two bedrooms, the principal bedroom extending to 15' and all served by a family bathroom.

Outside, the property is set back from the road and offers a pretty garden to the front. A particular attribute of this lovely town cottage is the mature garden, extending to approximately 100' in length and laid mainly to lawn with mature flower borders. A detached outbuilding offers excellent storage and scope to replace with a more permanent home office/gym.

In our opinion this is a unique opportunity to acquire a pretty Victorian cottage offering potential to extend and improve, whilst located within the heart of this picturesque market town.

“A PRETTY TWO 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 two 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
- Wonderful garden extending to approximately 100' in length
- Sitting room with wood burning stove
- London Marylebone in under 40 minutes from Haddenham & Thame parkway



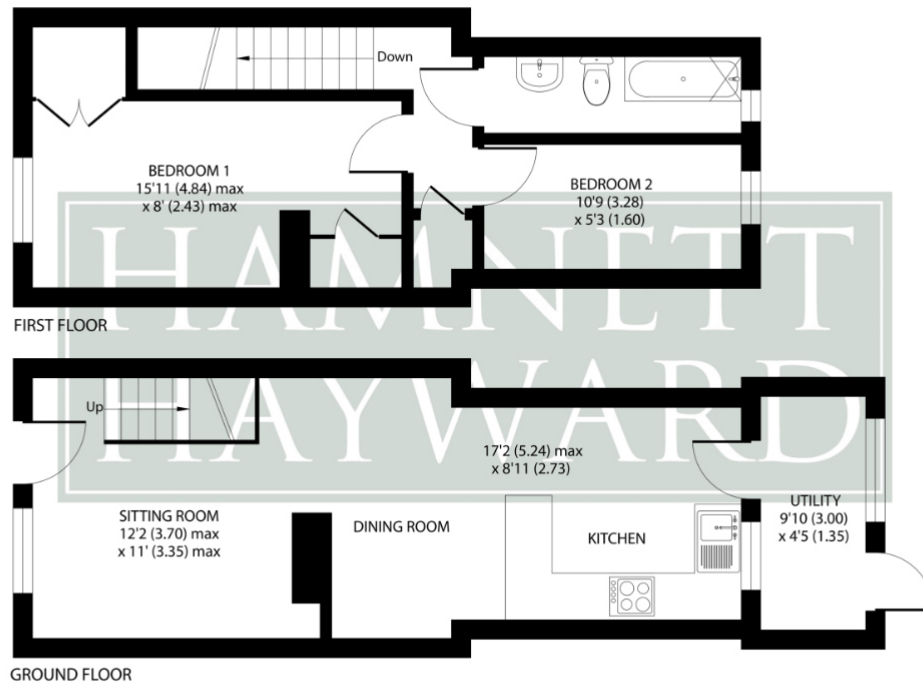
SUMMARY

- Sitting room with wood burning stove
- 17' kitchen/dining room
- Modern kitchen with appliances
- Utility room
- Two bedrooms
- First floor bathroom
- Generous rear garden extending to approximately 100' in length
- Outbuilding
- 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
- Vacant possession with no onward chain

Park Street, Thame, OX9

Approximate Area = 659 sq ft / 61.2 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: 1321338

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 (60) Potential C (74)

Local Authority: South Oxfordshire District Council

Postcode: OX9 3HU

Council Tax Band: C

Tenure: Freehold

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