

ASH TREE COTTAGE

23 AYLESBURY ROAD, THAME, OXFORDSHIRE. OX9 3AU



HAMNETT
HAYWARD

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AYLESBURY ROAD, THAME
OXFORDSHIRE. OX9 3AU

A stunning Grade II listed period home ideally located within a short walk of Thame town centre, close to St Mary's church and Thame town cricket club.

Located within the conservation area of this beautiful market town, Ash tree Cottage is a stunning three bedroom period cottage, dating back originally to the XVII century but refurbished and updated in more recent years.

The property is approached via a pretty covered entrance porch with seating, opening to a separate entrance hall with an attractive tiled floor and latched doors opening to the cloakroom and sitting room. Of particular note is the pretty sitting room with an abundance of character, including a number of exposed timbers and an inglenook fireplace housing a wood burning stove. The kitchen/breakfast room is located at the rear of the cottage and fitted with a range of cream shaker style units with a Belfast sink and granite working surfaces. A range style cooker is fitted with an extractor over and there is space for a dishwasher. First floor accommodation includes three bedrooms and a family bathroom, the master bedroom located at the rear and extending to an impressive 16' with a vaulted ceiling and exposed beams. Bedroom two also extends to 16' and has a number of original features, including a stunning stained glass window. The family bathroom enjoys a roll top bath with a shower over.

Outside, the property benefits from a large shingle hard standing adjacent to the cottage providing a potential area for off street parking (subject to planning). There is a timber storage shed and this area is enclosed with timber fencing. The rear garden offers a sunny South-West facing aspect and is enclosed to provide a walled garden, gated access is available over the neighbouring property to transfer bins to the front.

Ash Tree Cottage offers a unique opportunity to acquire a generous period cottage with three good bedrooms, all within the heart of the town just a short walk to Waitrose and the High Street, whilst also offering excellent connections to Oxford & London.

A UNIQUE OPPORTUNITY TO ACQUIRE A FABULOUS PERIOD HOME LOCATED WITHIN THE CONSERVATION AREA, JUST SHORT WALK FROM THE PICTURESQUE TOWN CENTRE"



AT A GLANCE

- A beautiful three bedroom period house located within a short walk of the historic town centre
- Attractive sitting room with exposed beams and wood burning stove
- Kitchen/dining room overlooking rear garden
- Fabulous master bedroom with vaulted ceiling and exposed beams
- Many original period features throughout

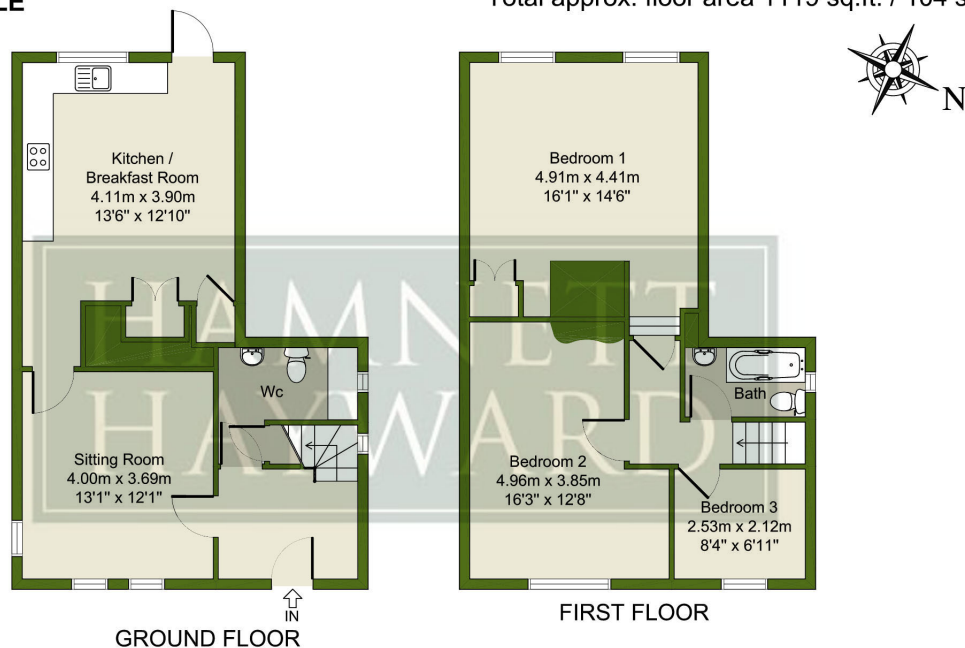


PROPERTY SUMMARY

- Entrance hall with original tiled floor
- Cloakroom/utility room
- Kitchen/dining room
- Sitting room with fireplace housing wood burning stove
- Magnificent master bedroom with vaulted ceiling and exposed natural beams
- Two further bedrooms
- Family bathroom with roll top bath
- Walled garden to the front offering potential for off street parking (subject to planning)
- Enclosed South-West facing garden to the rear
- Gas fired central heating
- Many original features throughout
- Highly sought after location within a short walk of the town centre
- Close to St Mary's church
- No onward chain
- London Marylebone in under 40 minutes

NOT TO SCALE

Total approx. floor area 1119 sq.ft. / 104 sq.m



Ash Tree Cottage, 23 Aylesbury Road, OX9 3AU

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 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 the specification have not been tested by Hamnett Hayward and no guarantee as to their operating ability or their efficiency can be given.

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 recently 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

Heating: Gas fired central heating to radiators

Listing: Grade II

Local Authority: South Oxfordshire District Council

Postcode: OX9 3AU

Council Tax Band: Band E

GUIDE PRICE

£499,950

**HAMNETT
HAYWARD**

HAMNETT HAYWARD

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