

5 CHINNOR ROAD

THAME, OXFORDSHIRE. OX9 3LN



HAMNETT
HAYWARD

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A beautiful five bedroom Victorian town house offering elegant accommodation extending to 2,304 sq.ft.

Originally constructed during the mid 19th century, forming an imposing combination of just two substantial properties, this is a striking period house offering exceptional proportions and ideally located within a short walk of the historic and picturesque town centre. With an impressive 2,304 sq ft of accommodation arranged over three floors, it provides a home of considerable style and character, with antique Victorian fireplaces, sash windows and high ceilings.

The ground floor of the main house comprises; a delightful entrance hall, a bay fronted sitting room flooded with natural light and enjoying an original open fireplace, a further family room with an original fireplace. A formal dining room has external access and extends directly into the kitchen/breakfast room, providing potential to open up and create a stylish modern kitchen/dining/family room. The kitchen/breakfast room is fitted with a range of shaker style cupboard and drawer units with a solid wood work surface extending into a peninsular for a breakfast bar. Fitted appliances include a range style cooker with extractor hood and a dishwasher. To the rear of the kitchen is a utility room with further access to the garden.

Three bedrooms and two bathrooms are located to the first floor including a master bedroom extending to 18' and two further double bedrooms extending on the second floor.

Outside, a mature garden is located to the rear of the property, extending to approximately 40' in length and laid predominately to lawn with a mixture of mature plants and trees. The garden is completely enclosed and offers a generous terrace ideal for entertaining. An outbuilding offers excellent storage and gated access is available to a private road at the rear. Vehicular access is available to the rear of the property providing a suitable area for unloading and potential to create off street parking in the rear garden.

This fabulous home offers a unique opportunity to acquire a substantial period property within the town, ideally positioned for access to John Hampden Primary School, the town centre and the M40 for London. Haddenham & Thame Parkway provides an unrivalled service to London Marylebone in just 37 minutes.

“A VERY ELEGANT THREE STOREY VICTORIAN TOWNHOUSE LOCATED WITHIN THE CONSERVATION AREA OF THIS PICTURESQUE MARKET TOWN”



AT A GLANCE

- A stunning Victorian townhouse with many original features
- Substantial accommodation arranged over three floors, extending to 2,304 sq.ft
- 18' master bedroom
- Elegant reception rooms, five double bedrooms, two bathrooms
- Highly sought after location within walking distance of schools and the historic town centre

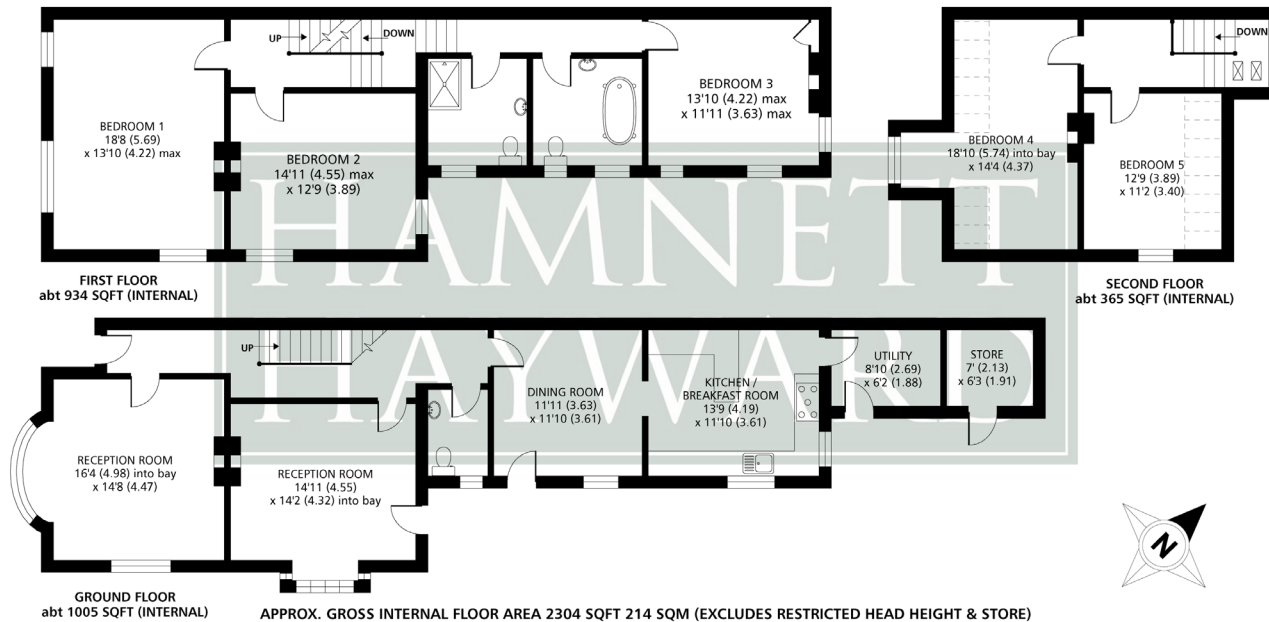


PROPERTY SUMMARY

- Entrance hall
- Cloakroom
- 16' Sitting room with open fireplace
- Family room with fireplace
- Dining room opening to;
- Kitchen/breakfast room
- Utility room
- Five double bedrooms
- Two bathrooms
- Private mature garden
- Gas fired central heating
- Many original features
- Highly sought after location
- Walking distance of the town centre
- Catchment for the reputable John Hampden
- London Marylebone in under 40 minutes

NOT TO SCALE

Denotes restricted head height



Chinnor Road, Thame, OX9

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. 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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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

Energy Rating: Current E (40) Potential C (80)

Local Authority: South Oxfordshire District Council

Postcode: OX9 3LN

Council Tax Band: Band E

GUIDE PRICE

£875,000



HAMNETT HAYWARD

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