

# 17 UPPER HIGH STREET

THAME, OXFORDSHIRE. OX9 3EX



HAMNETT  
HAYWARD

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**A centrally located period town house, offering substantial and adaptable accommodation within glorious formal grounds**

Positioned within the very heart of the beautiful market town of Thame, 17 Upper High Street is an elegant and substantial period home that blends historic charm with modern living. Occupying a prime central position on one of Thame's most desirable streets, this impressive residence offers over 2,600 sq.ft of characterful accommodation linked to a more recently converted barn. Thame is the most picturesque market town with a thriving centre and many independent shops, cafe's and restaurants. For the commuter, Haddenham & Thame parkway is within a five minute drive for a comprehensive service into London Marylebone (under 40 minutes).

Internally, an elegant entrance hall provides access to the sitting room, dining room and kitchen/breakfast room, with further access to a large cellar and the first floor accommodation. The bay-fronted sitting room enjoys pleasant views over the High Street and the town's war memorial, while the south-westerly aspect allows plenty of natural light to fill the room throughout the day. The sitting room extends into a dining room, which in turns opens to a part glazed section opening to the side of the house. The kitchen/breakfast room extends to an impressive 24ft in length and is fitted with a range of modern wall and base units with integrated appliances, providing ample space for everyday family living and informal dining. The kitchen also links seamlessly to the adjoining barn, which has recently been converted to create a generous family room or additional ground floor bedroom. Featuring extensive glazing and attractive views over the garden, this versatile space has a staircase extending to a generous first floor bedroom with en-suite and a balcony with views of the garden.

The first floor in the main house offers three bedrooms served by a large shower room and to the second floor is a further bedroom extending to 16' with a utility area.

Outside, the property enjoys the rare benefit of generous off-street parking in such a central location, accessed via an electric roller door to the side of the house, leading to a private parking area with space for several vehicles. To the rear is a detached garden room with bi-fold doors opening to the garden, and a gardeners WC. Without doubt a main attribute of this wonderful home is the magnificent formal garden, beautifully landscaped and full of mature plants and shrubs. The majority of the garden is enclosed by a beautiful retained wall and the plot extends in total to about 0.14 acres.

“A STUNNING FIVE/SIX BEDROOM PERIOD TOWN HOUSE LOCATED WITHIN THE VERY HEART OF THIS PICTURESQUE MARKET TOWN, WITH EXTENSIVE PARKING AND THE MOST BEAUTIFUL FORMAL GARDEN”



## AT A GLANCE

- A most attractive five/six bedroom Victorian town house located within the heart of the town centre
- Detached garden room with bi-fold doors opening to the most beautiful formal garden
- Four receptions, five/six bedrooms, three shower rooms totalling 2,679 sq.ft
- Secure off street parking for ample vehicles and substantial garden, total plot of 0.14 acres
- Highly sought after market town offering connections to London Marylebone



## SUMMARY

- Entrance hall
- Cellar
- Cloakroom/shower room
- Bay fronted sitting room
- Dining room
- 24' kitchen/breakfast room
- 23' family room/bedroom 5
- Principal bedroom with en-suite shower room
- Three further bedrooms served by a shower room
- 2<sup>nd</sup> floor bedroom with utility area
- Detached garden room with bi-fold doors
- Electric roller door opening to extensive area of off street parking
- The most beautiful formal garden extending in excess of 60' and a total plot size of 0.14 acres
- A beautiful period town house located in the very heart of the town
- Vacant possession with no onward chain
- Scope to re-design or provide a self contained annexe
- London Marylebone in under 40 minutes from nearby Haddenham & Thame Parkway - Only 2.5 miles distant
- Picturesque market town
- Gas central heating
- Accommodation extending to 2,679 sq.ft



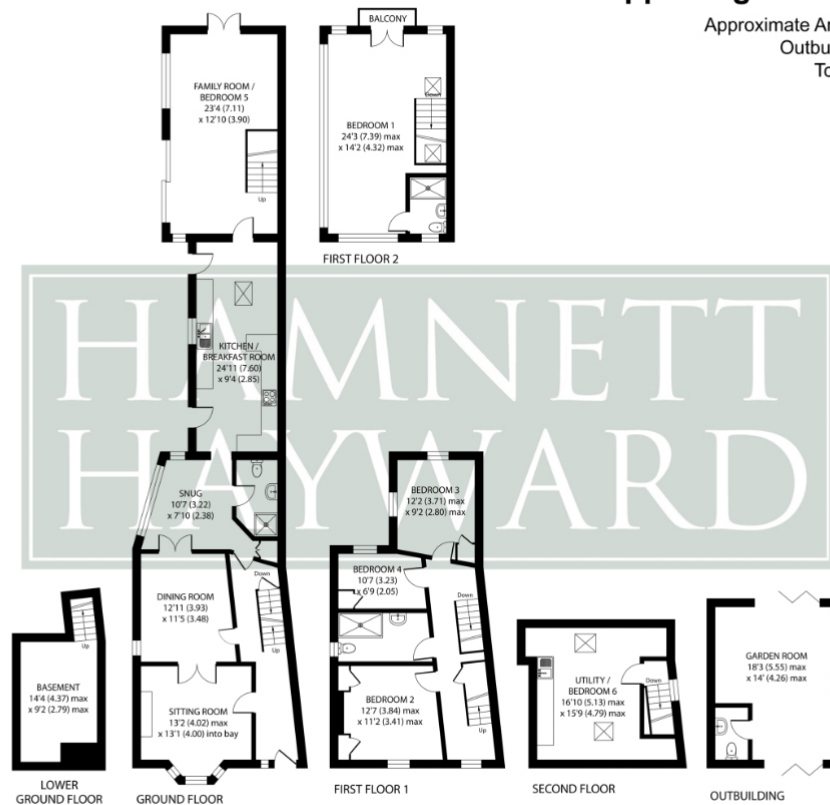
## Upper High Street, Thame, OX9

Approximate Area = 2425 sq ft / 225.3 sq m

Outbuilding = 254 sq ft / 23.6 sq m

Total = 2679 sq ft / 248.9 sq m

For identification only - Not to scale



## 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 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 and drainage

**Heating:** Gas fired central heating to wet radiator system

**Tenure:** Freehold

**Energy Rating:** Currently Band C - 76, Potentially B - 83

**Local Authority:** South Oxfordshire District Council

**Postcode:** OX9 3EX

**Council Tax Band:** E

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hamnett Hayward Ltd. REF: 1455149



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