

Thame

79 Park Street | Thame | Oxon | OX9 3HX



Price £825,000

ACCOMMODATION

A refurbished & extended detached house
Open plan kitchen/dining/living room
Spacious sitting room with fireplace
Further reception room / family room
Utility room/cloakroom & garage storage
Fabulous main bedroom and en suite
Two further double bedrooms
Well appointed family bathroom
Enclosed rear garden with access to park
Driveway parking immediately to the front



This deceptively spacious 3/4 bedroom detached property has been extended and remodeled by the current vendors to create a delightful family home ideally situated within the heart of Thame and benefits from direct access and views of Elms Park. The property is entered via the front door which is to the side of the house and opens into the reception hallway with stairs rising to the first floor. There are two reception rooms to the front of the property with the main sitting room having an open fireplace where a wood burner



could be installed if required. There is a well appointed open plan kitchen / dining / sitting room with an extensive range of units and integrated appliances including double oven, dishwasher, wine cooler and pantry as well as a spacious breakfast bar with ample space for bar stools. The room is particularly light and airy with both windows and casement doors opening to the garden and two roof lanterns. From the kitchen there is a utility & cloakroom with door to the existing garage storage. On the first floor the main bedroom has a picture window with delightful views of Elms Park and two sky lights and en suite shower room. There are a further two double bedrooms and a large family bathroom. Externally the rear garden is laid to lawn with patio area immediately to the rear. There is gated access to Elms Park and play area. To the front there is gravelled driveway allowing parking for two cars.

KEY FEATURES

- Extended and remodeled by the current vendor situated in central Thame
- Spacious open plan kitchen/dining /living room with casement doors
- Southerly facing rear garden with gated access direct onto Elms Park
- Within walking distance of Thame's bustling High Street & local amenities
- Catchment area of the popular John Hampden Primary School
- Fabulous main bedroom with en suite and two further double bedrooms
- Please call Colombs on 01844 214421 to arrange a suitable time to view
- OFFERED FOR SALE WITH NO ONWARD CHAIN



THAME

Thame is a bustling traditional Market town located close to the Chiltern Hills and the historic City of Oxford. Within Thame there are many lovely restaurants, public houses and coffee shops. Thame has a thriving well supported market each Tuesday with a farmers' market once a month. The traditional cattle market takes place within Thame each week. There is a small theatre within Thame called The Thame Players and there are numerous clubs and societies. Thame is nicely positioned for the commuter with Haddenham station being a five minute drive from Thame and provides a direct route to London Marylebone in some 36 minutes whilst the M40 motorway is a short drive from Thame

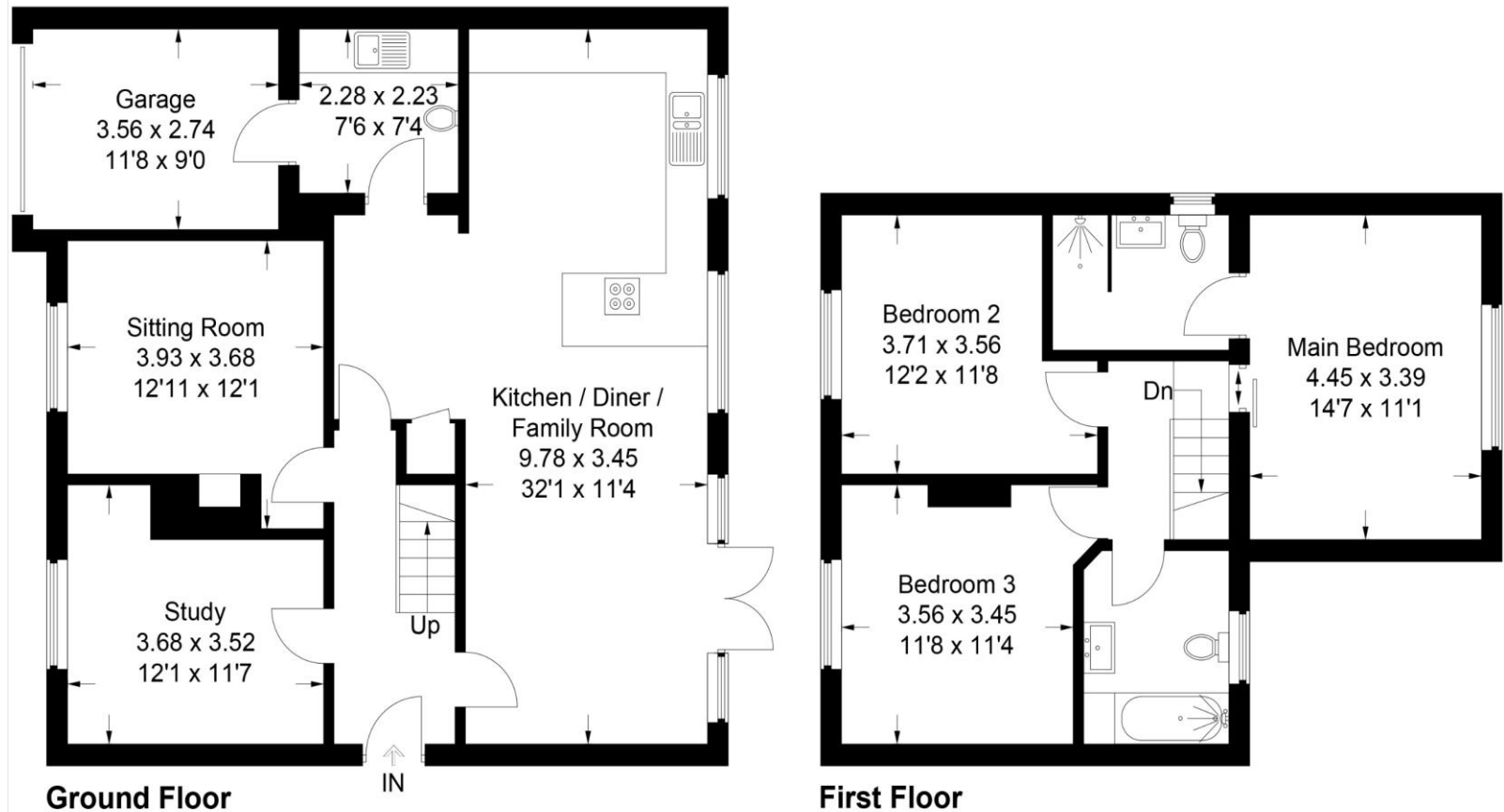
Local Authority – South Oxfordshire District Council

Council Tax - D

EPC - D

79 Park Street

Approximate Gross Internal Area
Ground Floor = 92.4 sq m / 994 sq (Including Garage)
First Floor = 56.8 sq m / 611 sq ft
Total = 149.2 sq m / 1,605 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Colombis

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.