

FLAT 3, 17 HIGH STREET

THAME, OXFORDSHIRE. OX9 2BZ



HAMNETT
HAYWARD

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A light and spacious two bedroom penthouse apartment benefiting from wonderful views over the picturesque High Street.

A wonderful opportunity to acquire a stunning two bedroom apartment converted from an elegant Georgian building within the very heart of Thame town centre offered with a share of the freehold, no ground rent or management charges.

17 High Street is an imposing period building located within this historic market town offering views extending towards the town hall in one direction and St Mary's church towards the North-West of the town. Internally, flat 3 is a very stylish conversion enjoying spacious accommodation with classic high ceilings, arranged over the second floor. Accommodation includes a handsome principle reception room with two double glazed sash windows and high ceilings to provide a feeling of space. This reception is open plan and extends to 18' in length to incorporate a sitting and dining area. Further accommodation includes a spacious entrance hall, a contemporary kitchen/breakfast room fitted with a range of integrated appliances and tiled floor, two double bedrooms and a generous shower room.

Off street is available to the front of the apartment and into the town centre, with a permit system available through the town council at a cost of £50.00 per annum.

Just 14 miles east of the town is The City of Oxford with its world famous university. For the commuter, Thame offers excellent road and rail transport links, being close to the M40 and just a short drive from Haddenham & Thame parkway for a comprehensive service into London Marylebone (under 40 minutes).

“AN OUTSTANDING CONVERSION OF AN ELEGANT GEORGIAN TOWN HOUSE, PROVIDING AND STUNNING PENTHOUSE APARTMENT CONVENIENTLY LOCATED IN THE HEART OF THE TOWN CENTRE”



AT A GLANCE

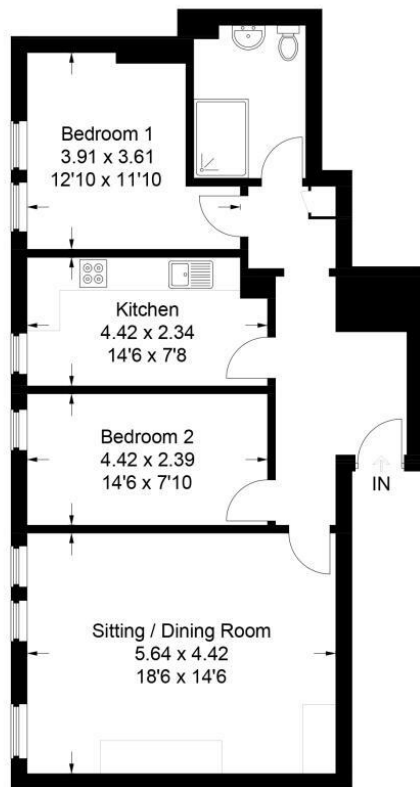
- Very stylish conversion within an elegant Georgian building
- Highly sought after location with stunning views of Thame town centre
- Bespoke fitted kitchen with appliances and modern sanitary ware
- Two double bedrooms
- A multitude of original features including double glazed sash windows and high ceilings
- NO MANAGEMENT CHARGE OR GROUND RENT



SUMMARY

- Generous entrance hall
- Impressive 18' Sitting/dining room with superb views of the historic High Street
- Well equipped kitchen with shaker style units and integrated appliances
- Two double bedrooms
- Well appointed shower room
- Parking available to the front of the property within the town centre, under a permit system
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
- Picturesque market town
- NO UPWARD CHAIN
- NO MANAGEMENT CHARGES
- NO GROUND RENT
- SHARE OF FREEHOLD
- Wonderful location for commuters

Approximate Gross Internal Area = 77.9 sq m / 838 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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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 a 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, 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, new boiler installed in 2024

Energy Rating: Currently Band C - 73, Potentially Band C - 78

Local Authority: South Oxfordshire District Council

Tenure: Leasehold. The owners of the four apartments own a share of the freehold.

Postcode: OX9 2BZ

Council Tax Band: C

GUIDE PRICE £350,000

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