

29 NORTH STREET

THAME, OXFORDSHIRE. OX9 3BJ



HAMNETT
HAYWARD

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A stunning three bedroom town centre cottage with a private garden and off street parking, located within the heart of this vibrant Oxfordshire town.

Enjoying a prominent yet tucked-away position just behind the town centre, this fabulous home has been comprehensively refurbished to offer stylish contemporary living, including a superb open-plan kitchen/dining room extending to 19 feet in length. North Street is just a short walk from the centre, providing convenient access to a wide range of shopping facilities, restaurants and cafés, as well as the reputable Barley Hill primary school. For dog walkers and outdoor enthusiasts, the property is ideally situated close to the picturesque Cricket Ground and the River Thame, which links to a number of popular countryside walks. For the commuter, Haddenham & Thame parkway is close by providing a comprehensive service into London Marylebone (under 40 minutes)

Upon entering this charming home, you are welcomed into a superb sitting room featuring a beautiful sash window and, as its focal point, a wood-burning stove that creates a wonderfully cosy atmosphere during the winter months. The sitting room opens seamlessly into the true showpiece of the property — an impressive open-plan kitchen/dining room. Positioned overlooking the garden and thoughtfully extended, this space has been designed to provide effortless open-plan living, with the added benefit of a cloakroom and separate utility area. Flooded with natural light, it offers an ideal setting for both everyday living and entertaining. The recently fitted kitchen comprises a range of classic shaker-style units complemented by solid oak work surfaces. A Rangemaster oven with electric hob and double oven takes pride of place, alongside further integrated appliances including a dishwasher.

To the first floor are three bedrooms, two of which are comfortable doubles. The bedrooms are served by a luxurious family bathroom, beautifully appointed with a freestanding slipper bath and a separate shower cubicle. Timber panelling to the walls creates a bathroom that perfectly blends character with contemporary style.

Outside, one of the standout features of this charming cottage is its garden and distinctive parking space. The garden boasts a low-maintenance layout, whilst offering a wonderful entertaining space. A modern paved terrace provides a perfect sun trap and a further raised terrace provides a good area for summer 'Al-Fresco' dining.

“A CLASSIC THREE BEDROOM VICTORIAN HOME, BEAUTIFULLY REFURBISHED THROUGHOUT AND OFFERING OFF STREET PARKING - LOCATED WITHIN THE HEART OF THIS PICTURESQUE MARKET TOWN”



AT A GLANCE

- The most elegant three bedroom Victorian home, tucked away behind the town centre
- Very recently extended and comprehensively refurbished to a high standard
- Magnificent open plan kitchen/dining room and utility area
- OFF STREET PARKING and private 'South facing' garden to the rear
- Picturesque market town providing good access to London Marylebone (under 40 mins from station)



SUMMARY

- Cloakroom
- 16' Sitting room with fireplace housing a wood burning stove
- 19' kitchen/dining room opening to rear garden
- Beautiful shaker style kitchen with appliances
- Separate utility area
- Three bedrooms
- Well appointed bathroom with stand alone bath and separate shower cubicle
- Off street parking at the rear
- Enclosed rear garden offering excellent privacy and a 'South-Westerly' aspect
- Gas fired central heating
- Comprehensively renovated throughout
- Highly sought after location within the heart of the town
- Just a short walk of the highly regarded Barley Hill primary school
- London Marylebone (fast train 36 minutes) from nearby Haddenham & Thame Parkway

Approximate Gross Internal Area 975 sq ft - 90 sq m

Ground Floor Area 519 sq ft – 48 sq m

First Floor Area 456 sq ft – 42 sq m



Ground Floor

First Floor

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 and a Sainsbury's supermarket are also located in the centre, as well as the recently opened Gail's bakery. Despite Thame's rural location, 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. A bus is also available for the three Grammar schools in nearby Aylesbury. 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. The M40 (junction 8a) is within striking distance offering access to Oxford, London and the nearby Bicester retail village. For restaurants, Le Manoir Aux Quat Saisons, Sir Charles Napier and the Nut Tree, are close by.

ADDITIONAL INFORMATION

Services: Mains water, gas & electricity

Heating: Gas fired central heating to radiators

Energy Rating: Current D (61) Potential C (78)

Tenure: Freehold

Local Authority: South Oxfordshire District Council

Postcode: OX9 3BJ

Council Tax Band: C



HAMNETT HAYWARD

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