

# 71 ALEXANDER HOUSE

THAME, OXFORDSHIRE. OX9 3EL



HAMNETT  
HAYWARD

# 71 ALEXANDER HOUSE

THAME, OXFORDSHIRE OX9 3EL

**A substantial penthouse apartment enjoying a west facing roof terrace, private parking for two vehicles and stylish open plan living.**

Ideally positioned within this picturesque market town, offering excellent connections to London and Oxford, this flagship apartment forms part of an exclusive development constructed by Rectory Homes Ltd in 2015. Located on the fringe of this thriving Oxfordshire town, the property is wonderfully positioned for access to the Phoenix trail, connecting many delightful rural walks extending to Princes Risborough and beyond.

Internally, you are welcomed into a generous entrance hall, flooded with natural light through a large glazed window overlooking the garden terrace. The accommodation is divided into two sections, comprising a lovely open plan sitting/dining/kitchen to one end, with two bedrooms and a well appointed bathroom and en-suite to the opposite side of the apartment. A spectacular open plan reception extends to 25' in length, comprising a sitting room with bi-fold doors on to the terrace, a dining area and a stunning kitchen with bistro breakfast bar. The kitchen is fitted with an array of integrated Siemens appliances, including a wine cooler, double oven, dishwasher, washer/ dryer, a five ring gas hob an automatic down draft extractor fan and a Frankie Omni four in one boiling water tap. The kitchen has a range of grey fronted cupboard and drawer units with a substantial grey silestone work surface.

The magnificent master bedroom suite has built in wardrobes, with glazed bi-fold doors opening directly out to the roof terrace. The en-suite shower features Duravit and Hansgrohe sanitary ware and is well appointed with a shower, basin and WC with concealed cistern. To complete the accommodation there is a generous guest bedroom with built in wardrobe and a separate bathroom.

Situated on the top floor the property has the convenience of a modern lift for direct access, in addition to the standard stair well. Outside, Alexander House is situated within attractive landscaped grounds and 71 includes two private parking spaces with further allocated visitors spaces, a cycle store and bin store.

In our opinion this is a very unique opportunity to acquire such a stylish and substantial apartment within the town, complete with roof terrace, lift access and private parking for two cars, all within easy access of London & Oxford.

“A STYLISH PENTHOUSE APARTMENT WITH A FABULOUS WEST FACING ROOF TERRACE, LOCATED WITHIN A PICTURESQUE MARKET TOWN OFFERING EXCELLENT ACCESS TO LONDON MARYLEBONE IN UNDER 40 MINUTES”



## AT A GLANCE

- A stunning penthouse apartment with West facing roof top terrace
- A very stylish and well equipped kitchen with a comprehensive range of 'Siemens' appliances
- A wonderful entrance hall flooded with natural light from the roof terrace
- Two double bedrooms, including a master suite with bi-fold doors flowing to the roof terrace
- Highly sought after Oxfordshire market town with excellent connections to London Marylebone



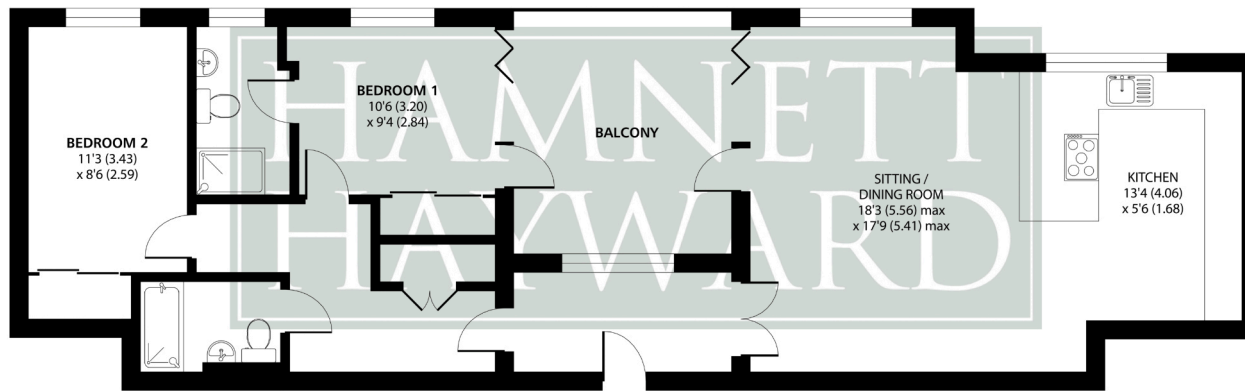
## SUMMARY

- Communal entrance hall
- Fabulous glazed entrance hall overlooking roof terrace
- Stunning 25' open plan principle reception room
- Well equipped kitchen with a range of integrated appliances
- Sitting/dining room with bi-fold doors to roof terrace
- Master bedroom with en-suite shower room
- Further double bedroom with built in wardrobe
- Well appointed bathroom
- West facing roof terrace with glazed balcony
- Two allocated off street parking spaces
- Further communal gardens
- Sleek and functional bespoke design throughout
- Kitchen appliances by 'Siemens'
- Communal lift
- Under floor heating
- Accommodation extending to 945 sq.ft
- Just a short walk from the popular Phoenix trail, providing exceptional rural walks as far as the Chiltern hills
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
- Picturesque market town

## Alexander House, Angus Court, Thame, OX9

Approximate Area = 945 sq ft / 87.8 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hamnett Hayward Ltd. REF: 991536

## 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's 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, underfloor heating

**Energy Rating:** Current B (83) Potential B (83)

**Tenure:** Leasehold. 130 year lease from 2015. c.£1,194 for 6 months service charge, £350.00 P.A ground rent

**Local Authority:** South Oxfordshire District Council

**Postcode:** OX9 3EL

**Council Tax Band:** C

GUIDE PRICE **£405,000**



HAMNETT HAYWARD

42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: [thame@hamnetthayward.co.uk](mailto:thame@hamnetthayward.co.uk)