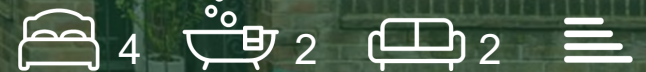


HAMNETT HAYWARD



81 PARK STREET, THAME, OX9 3HX
GUIDE PRICE £700,000





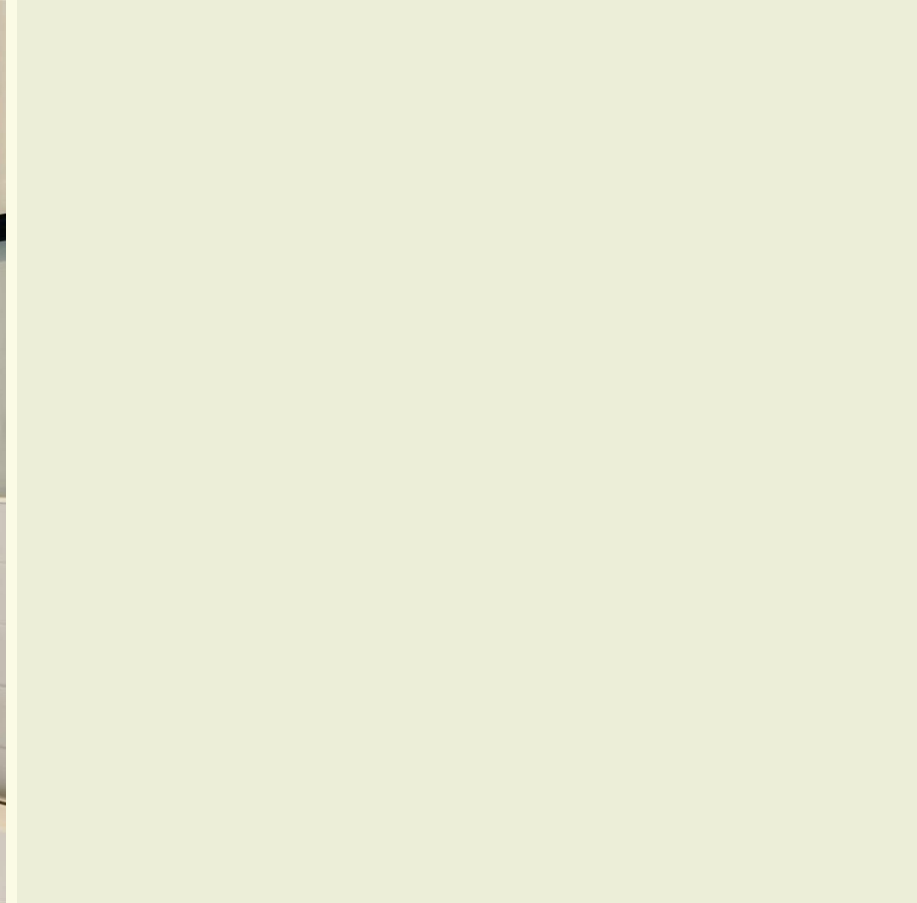
81 PARK STREET

THAME, OX9 3HX

- Classic Victorian town house
- Superb open plan kitchen/dining room
- Four generous bedrooms
- Double plot garden with gated access to parkland
- Picturesque market town
- Elegant accommodation arranged over four floors
- Generous sitting/dining room with wood burning stove
- Family bathroom and further shower room
- London Marylebone in under 40 minutes
- NO UPWARD CHAIN

A most elegant Victorian town house located within the heart of this historic market town, just a short walk from the thriving centre whilst offering fine parkland views to the rear. This beautiful four storey home offers classic and immaculate presentation throughout with a more recently updated open plan kitchen/dining room opening to the garden at the rear. This charming home offers an unrivalled position within the town, just a short walk from the town centre whilst enjoying a lovely outlook over the town's Elms Park to the rear. Thame is a highly sought after and picturesque market town, ideally positioned for access to the M40 and Haddenham & Thame Parkway for a comprehensive service into London Marylebone (under 40 mins). Within the town this development has immediate footpaths linking to the popular Phoenix trail and within catchment of the highly regarded John Hampden primary school. This exemplary period house originally dates back to the 19th century and has been extensively refurbished in recent years to provide a most elegant house, enjoying accommodation arranged over four floors. The first impression is a tiled entrance hall with access to the cellar and a period door opening to the open plan sitting/dining room. With a beautiful sash window to the front aspect, this spacious room extends in excess of 22' and evenly proportioned to provide a sitting room with an open fireplace, housing a wood burning stove and a generous dining area. Of particular note is the vaulted, open plan kitchen/breakfast room, flooded with natural light and opening directly out to the garden, the kitchen has been updated in recent years and fitted with a comprehensive range of grey fronted cupboard and drawer units, with a solid timber work surface. A range of integrated appliances including Siemens electric oven, a ceramic hob, extractor and dishwasher. The first floor has access to two double bedrooms and a large family bathroom, the second floor has a landing and acce



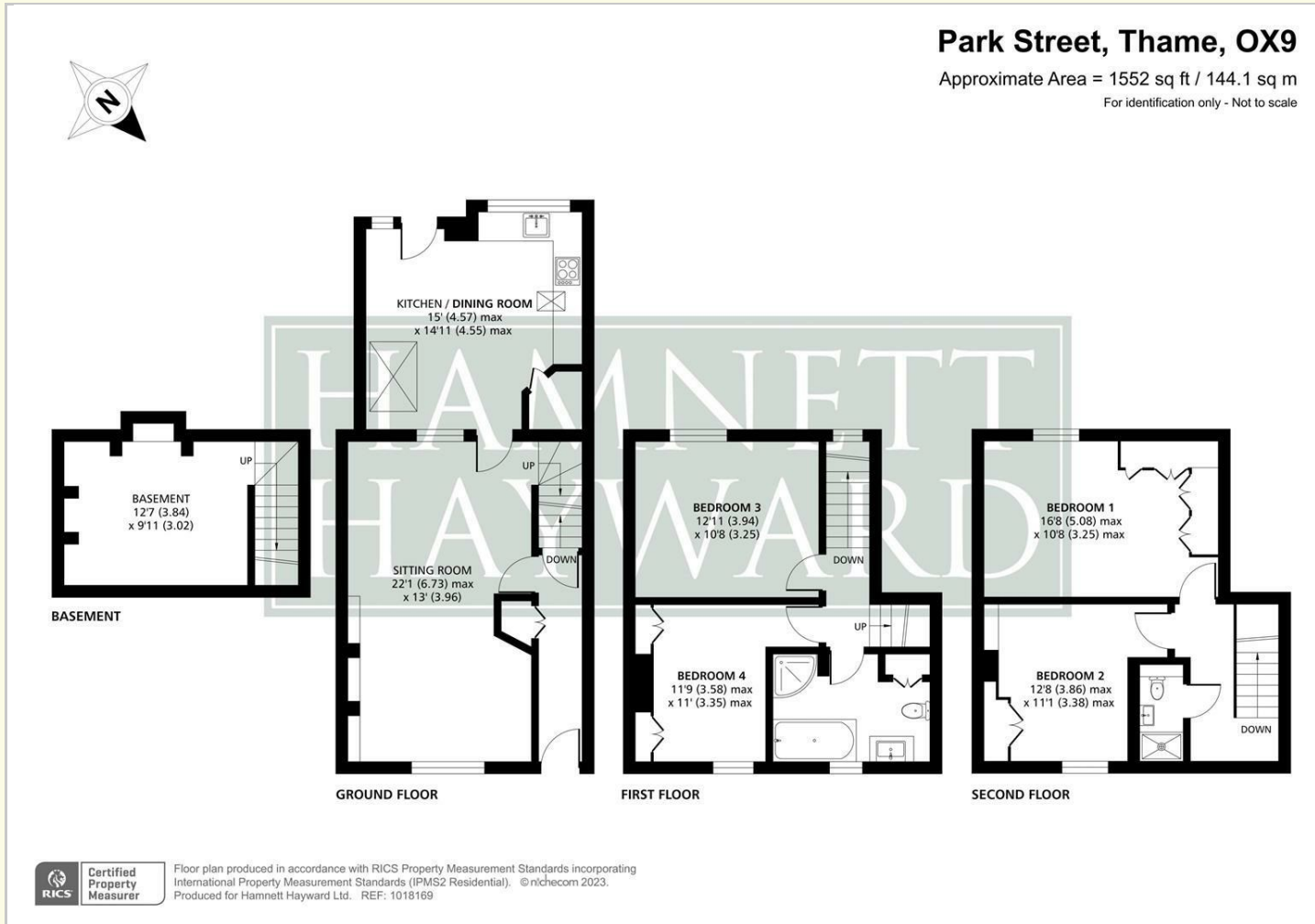


DIRECTIONS





FLOOR PLANS



LOCATION MAP



ENERGY PERFORMANCE GRAPH

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

VIEWING

Please contact our Thame Office on 01844 215371 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.