

6 MOOREND LANE

THAME, OXFORDSHIRE. OX9 3BQ



HAMNETT
HAYWARD

6 MOOREND LANE

THAME, OXFORDSHIRE OX9 3BQ

A three bedroom end-of terrace period cottage with mature garden and period outbuilding

6 Moorend Lane is a beautiful Victorian cottage constructed from attractive brick elevations under a slate tiled roof that in more recent years has been extended to now provide well planned modern living set over two floors.

The ground floor has an open plan design leading off a large entrance hall with tiled floor which in turn opens onto a dining area with double french doors opening onto the rear garden and terrace. The kitchen has been fitted with an attractive modern range of base and wall units with extensive worktop area and includes integrated German appliances. The living room is situated to the front aspect and includes a lovely brick fireplace surround and inset log burning stove.

On the first floor the cottage has two double bedrooms with built-in storage and a sizeable third single bedroom all served by bathroom fitted with white sanitary ware.

Outside and a particular attribute of the property are the enclosed mature gardens providing a westerly aspect. The gardens are laid mainly to lawn with a good sized patio area and at the bottom of the garden is a lovely 30' period outbuilding proving useful storage space or possible conversion into ancillary accommodation.

In addition to the modern kitchen the cottage has the benefit of a modern condensing gas fired boiler and replacement double glazed windows.

Located on the fringe of the town centre, 6 Moorend Lane is ideally located for easy access to the many shopping and recreational facilities available whilst providing a quite and private setting.

“A MOST ATTRACTIVE VICTORIAN END-OF-TERRACE COTTAGE ENJOYING A SOUGHT AFTER LOCATION ON THE FRINGE OF THE TOWN CENTRE WITH MATURE GARDEN AND PERIOD OUTBUILDING”



AT A GLANCE

- Character cottage set in the heart of the town
- Lovely open plan ground floor layout and three first floor bedrooms
- Mature garden featuring a 30' period outbuilding with store
- Walking distance of the town centre
- Picturesque market town providing good access to London Marylebone (under 40 mins from station)



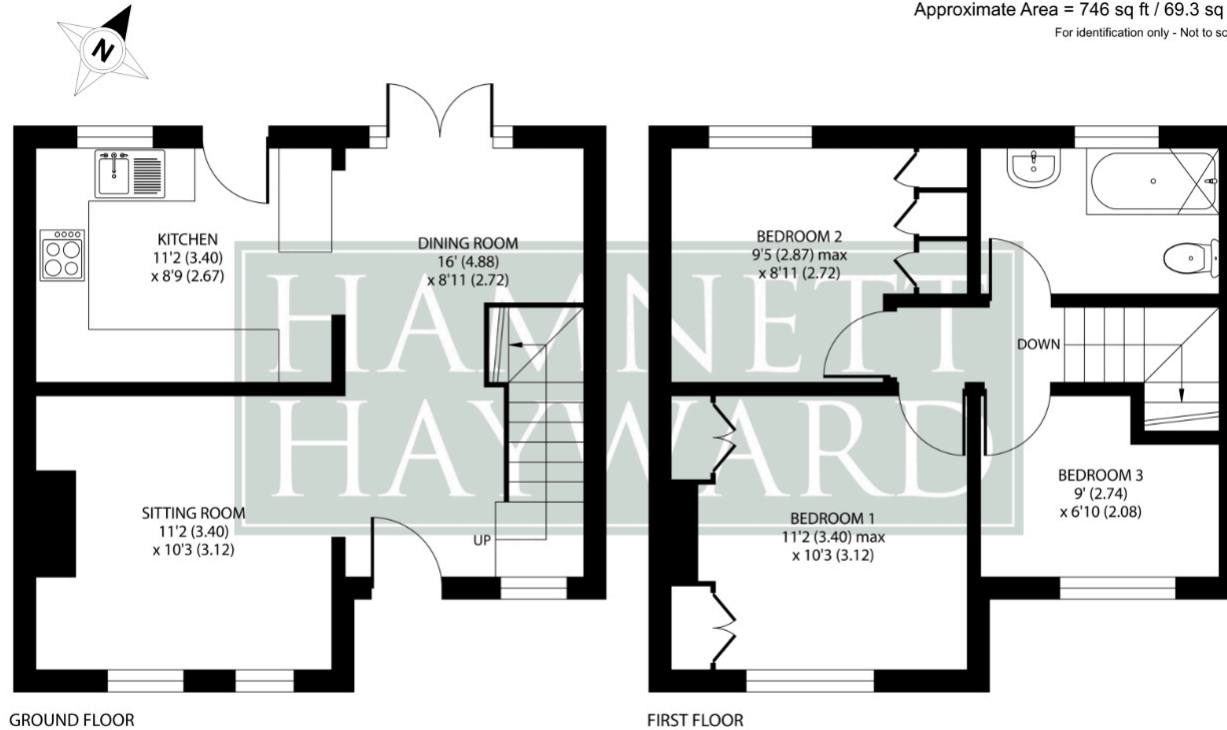
SUMMARY

- Entrance hall opening onto:
- Dining area
- Kitchen fitted with modern units and integrated appliances
- Living room with wood burning stove
- Two double bedrooms
- Third single bedroom
- Bathroom
- Mature private garden
- 30' Period outbuilding with store
- Street parking
- Easy access to the High Street & Waitrose
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
- Picturesque market town

Moorend Lane, Thame, OX9

Approximate Area = 746 sq ft / 69.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hamnett Hayward Ltd. REF: 1095678

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 (Replacement boiler)

Energy Rating: Current D (64) Potential B (88)

Local Authority: South Oxfordshire District Council

Postcode: OX9 3BQ

Council Tax Band: D

GUIDE PRICE **£450,000**



HAMNETT HAYWARD

42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: thame@hamnetthayward.co.uk