

15 CHINNOR ROAD

THAME, OXFORDSHIRE. OX9 3LW



HAMNETT
HAYWARD

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A most elegant Victorian town house located within the heart of this historic market town, just a short walk from the Phoenix trail and town centre.

This beautiful Victorian family home offers classic and well presented accommodation arranged over four floors, offering highly versatile living and the scope to create a self contained apartment/annexe to the lower ground floor. This charming home offers a superb position within the town, just a short walk from the town centre and just a short stroll from the highly regarded John Hampden primary school. 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).

This exemplary period house originally dates back to the 19th century and is offered to the market in good condition, lovingly maintained by the current family who have retained many original features. 15 Chinnor Road enjoys two separate entrances, from curb side, stone pillars provide steps up to the primary entrance and steps down to the lower ground floor accommodation, providing scope for a self contained flat/annexe. On entering the property the entrance hall with high ceilings provide a wonderful first impression of period living and extends to two lovely reception rooms, both enjoying dual aspects and flooded with natural light. The sitting room in particular is a superb bay fronted room, offering a slightly elevated outlook to the street. The kitchen/breakfast room extends to an impressive 24' in length with glazed patio doors at the rear conveniently opening directly to an external raised terrace. The kitchen is fitted with a comprehensive range of shaker style cupboard and drawer units, with working surfaces. Built in appliances include an electric oven, and gas hob. The first floor has two double bedrooms both served by a recently replaced family bathroom and the master bedroom is located on the second floor, extending to 17' with the most generous en-suite bathroom.

Outside, the rear garden is bordered by a traditional brick retaining wall providing an excellent degree of privacy, the garden in total extends to approximately 65' in length and laid predominately to lawn with many mature flower borders. A raised decked terrace is perfectly positioned from the kitchen to flow out in to the garden for the summer and enjoy the perfect area for entertaining. At the bottom of the garden is gated access leading to a private area of private off street parking.

An internal inspection is highly recommended to appreciate this beautiful Victorian house and gardens, offering so much elegant and adaptable period living, all within a picturesque market town within close proximity of Oxford & London.

“A FABULOUS VICTORIAN TOWN HOUSE OFFERING SUBSTANTIAL AND HIGHLY VERSATILE ACCOMMODATION ARRANGED OVER FOUR FLOORS, IDEALLY POSITIONED WITHIN A SHORT WALK OF THE VIBRANT TOWN CENTRE”



AT A GLANCE

- A beautiful four storey town house enjoying elegant accommodation extending to 2,347 sq.ft
- Superb position on the outskirts of the town centre, within a short walk of reputable schools
- Substantial lower ground floor with separate entrance, providing scope for self contained annexe
- Lovely mature garden extending to approximately 65' with large store and private parking
- Picturesque market town providing good access to London Marylebone (under 40 mins from station)



SUMMARY

- Two separate entrances, one to lower ground floor and ground floor entrance hall
- Lower ground floor offering scope to convert into a self contained flat/studio or annexe
- Lower ground floor currently comprises family room with bay window, bedroom four and gym/office
- Main entrance hall
- 15' sitting room
- Study/music room
- Substantial 24' kitchen/dining room opening to the rear garden
- Two first floor double bedrooms
- Recently updated family bathroom
- 17' master bedroom to the second floor with a substantial en-suite bathroom
- Substantial internal accommodation extending to 2,347 sq.ft
- Mature garden extending to approximately 65'
- Large 17' garden store
- Private off street parking at the rear
- Many original features throughout
- Wonderfully positioned within a short walk of the highly regarded John Hampden primary school
- Just a short stroll to the town centre, The Phoenix trail and Thame tennis club
- London Marylebone in under 40 minutes from nearby Thame & Haddenham Parkway
- Picturesque market town

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.

Energy Rating: Current D (57) Potential C (74)

Tenure: Freehold

Local Authority: South Oxfordshire District Council

Postcode: OX9 3LW

Council Tax Band: E

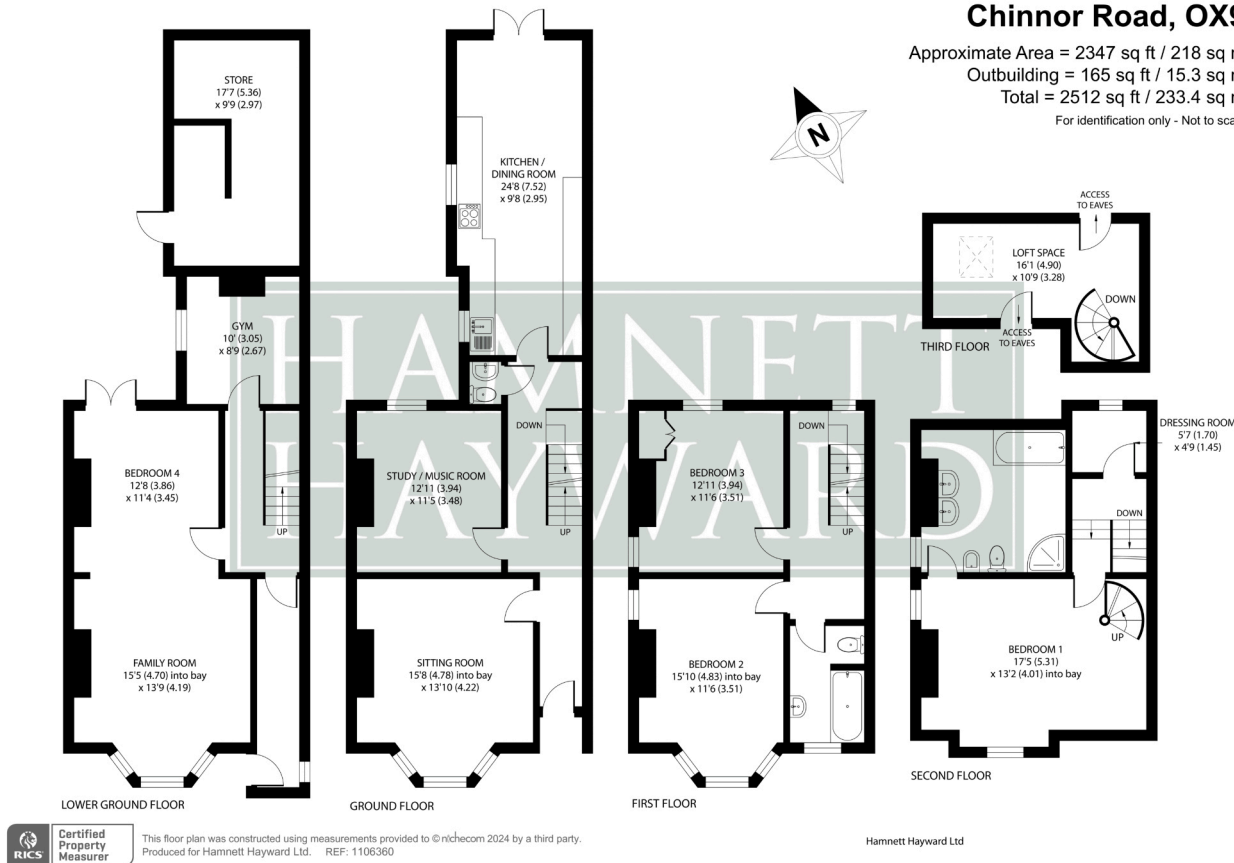
Chinnor Road, OX9

Approximate Area = 2347 sq ft / 218 sq m

Outbuilding = 165 sq ft / 15.3 sq m

Total = 2512 sq ft / 233.4 sq m

For identification only - Not to scale



**HAMNETT
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