

17 CHINNOR ROAD

THAME, OXFORDSHIRE. OX9 3LW



HAMNETT
HAYWARD

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A most elegant Victorian town house located on the fringe of the beautiful town centre and offering such versatile living arranged over four floors.

This stunning family home offers classic and well presented accommodation arranged over four floors, recently updated throughout by the current owners including a well equipped re-fitted kitchen opening to the garden. This substantial home offers highly versatile living and scope to create a self contained apartment/annexe to the lower ground floor which currently offers two reception rooms, a utility room and shower room.. 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).

17 Chinnor Road enjoys the benefit of two separate entrances, the lower ground floor has a separate hallway which conveniently opens to two reception rooms, a utility and shower room which lends itself to a private rental or self contained annexe accommodation. The primary entrance hall with high ceilings provides a wonderful first impression of period living and extends to the main open plan reception which forms a sitting and dining room. The sitting room in particular is a superb bay fronted room, offering a slightly elevated outlook to the street. Of particular note is the recently re-fitted kitchen, extending to an impressive 21' in length and fitted with a range of high gloss fronted units with a range of Siemens appliances, including an inset electric oven, combination oven, 5 ring gas hob and extractor hood. Glazed patio doors at the rear conveniently opening directly to an external raised terrace for entertaining. The first floor has two double bedrooms both served by a family bathroom with roll top bath, to the second floor is a principal bedroom and guest bedroom both served by a shower room.

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 large decked terrace is perfectly positioned from the kitchen providing a private area for entertaining and summer bbqs. 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 including scope for a separate self contained flat/apartment, all within a picturesque market town within close proximity of Oxford & London.

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



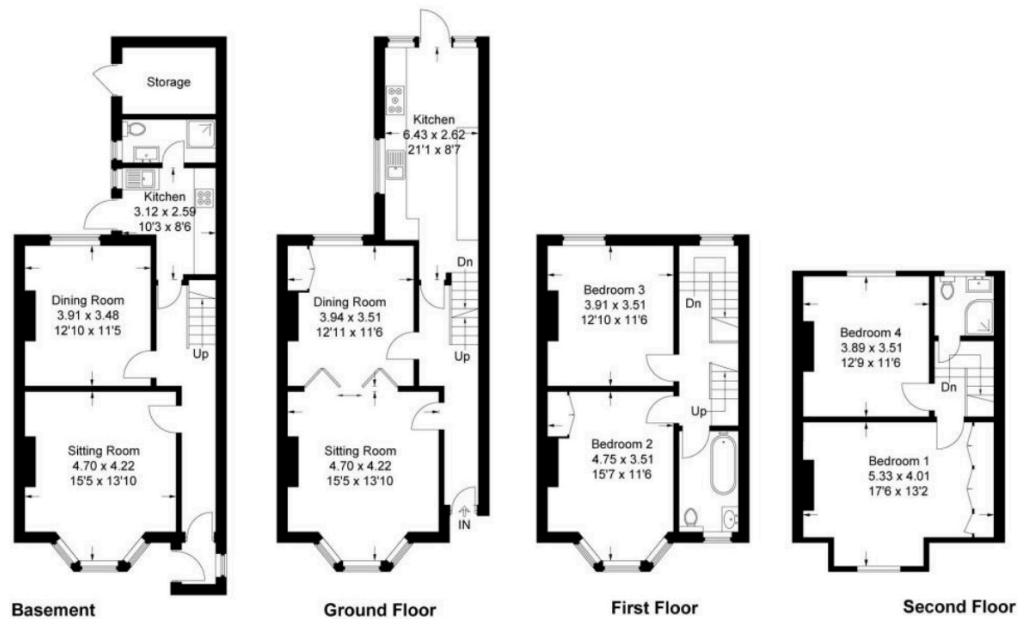
AT A GLANCE

- A beautiful four storey town house, recently refurbished and boasting 2,104 sq.ft of living space
- 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 sitting room, office, Utility room and shower room
- Main entrance hall
- 15' sitting room with lovely bay window and traditional Victorian fireplace
- Dining room with oak flooring
- Recently re-fitted kitchen extending to 21' with a range of integrated Siemens appliances
- Kitchen opening directly to the garden terrace
- Two first floor double bedrooms
- Family bathroom
- Two further second floor bedrooms served by a shower room, including a principal bedroom extending to 17'
- Substantial internal accommodation extending to 2,104 sq.ft
- Mature garden extending to approximately 65'
- Large internal garden store and timber storage shed
- Gated access opening to 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



17 Chinnor Road

Approximate Gross Internal Area
 Basement = 54.4 sq m / 585 sq ft (Excluding Storage)
 Ground Floor = 57.3 sq m / 617 sq ft
 First Floor = 43.4 sq m / 467 sq ft
 Second Floor = 40.4 sq m / 435 sq ft
 Total = 195.5 sq m / 2104 sq ft (Excluding Storage)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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

**HAMNETT
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