

10 EAST STREET

THAME, OXFORDSHIRE. OX9 3JS



HAMNETT
HAYWARD

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A pretty two bedroom Victorian cottage located within the heart of this thriving Oxfordshire market town, just a short stroll from the thriving town centre.

Ideally situated in the heart of this picturesque Oxfordshire market town, 10 East Street is perfectly placed to enjoy the wealth of amenities on offer, with the town centre and Elms Park just a short stroll away. For commuters, Junction 6 of the M40 is easily accessible, whilst Haddenham & Thame Parkway railway station is approximately two miles distant, providing a comprehensive service to London Marylebone in under 40 minutes. There is also a regular bus service to Oxford city centre.

The front door opens directly into a welcoming sitting room, featuring timber flooring and a wood-burning stove, perfect for cosy winter evenings. Leading through to the dining room, a fireplace provides an attractive focal point, with the room opening into the delightful kitchen/breakfast room at the rear of the property. Of particular note is the generous open-plan kitchen/breakfast room, extending to approximately 14 feet in length and enjoying a pleasant outlook towards the garden. The kitchen is fitted with a range of Shaker-style cupboard and drawer units, complemented by a range of integrated appliances, including a Stoves range cooker with three ovens and a gas hob. A separate utility area provides additional storage and space and plumbing for a washing machine, dishwasher and under-counter fridge.

On the first floor, there are two bedrooms, including a principal bedroom extending to approximately 12 feet and benefiting from an en-suite bathroom. The second double bedroom overlooks East Street to the front.

Outside, the property is set back from the road, with a pretty front garden providing an attractive approach to the cottage. To the rear, a particularly appealing feature is the mature garden, extending to approximately 60 feet in length and laid predominantly to lawn, complemented by established flower borders. A useful storage shed and bin store are also provided. On street parking is available to the front of the property via a council permit at the cost of £100 per annum, per resident. Further visitors permits are also available. In our opinion, this charming Victorian cottage presents a rare opportunity to acquire a characterful home in the heart of this sought-after market town. Offering a wealth of charm and potential for further improvement or extension, subject to the necessary consents, the property will appeal to buyers seeking a home with character, a generous garden and the convenience of a central location

“A PRETTY TWO BEDROOM PERIOD COTTAGE IDEALLY POSITIONED WITHIN THE HEART OF THIS ATTRACTIVE OXFORDSHIRE MARKET TOWN, JUST A STONES THROW FROM THE THRIVING TOWN CENTRE”



AT A GLANCE

- Pretty two bedroom period cottage within the heart of a picturesque market town
- Just a short walk from the thriving town centre for a range of shopping, restaurants and cafe's
- A generous 14' kitchen/breakfast room
- Sitting room with wood burning stove
- London Marylebone in under 40 minutes from Haddenham & Thame parkway



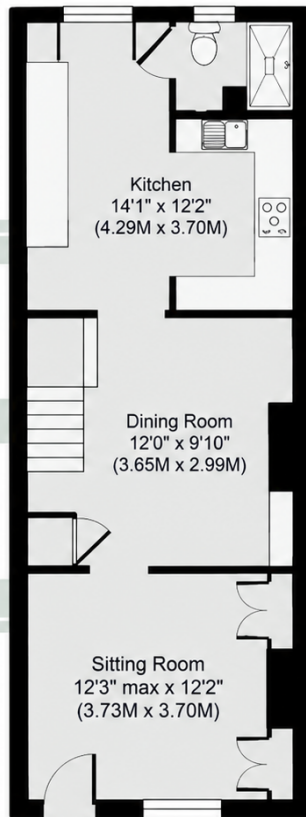
SUMMARY

- Sitting room with wood burning stove
- Dining room with fireplace
- Modern kitchen/breakfast room with appliances
- Ground floor shower room
- Principal bedroom with en-suite shower room
- Further double bedroom
- Generous rear garden extending to approximately 50' in length
- Storage shed and further bin store
- Central town location close to The Elms park and within a short walk of the thriving town centre
- Gas fired central heating
- Modern double glazed windows
- London Marylebone in under 40 minutes from Haddenham & Thame parkway
- Excellent connections to Oxford & Bicester village retail outlet
- Within catchment of the reputable John Hampden primary school
- Vacant possession with no onward chain
- Permit parking available to the front of the property £100 per annum.
- Visitor Permits: Available for residents at eligible addresses in the TH zone. Usually limited to 50 days' worth per year (issued in blocks of 25). Free for residents aged 70 or over.

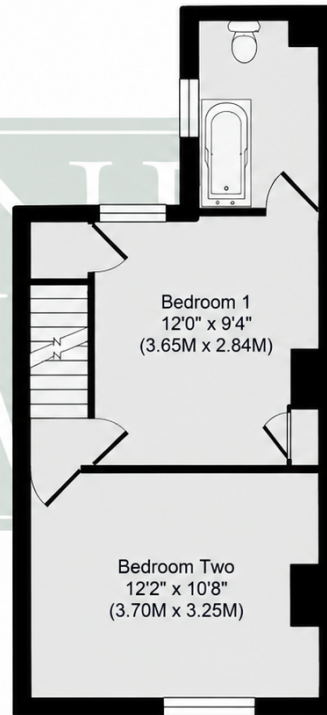
East Street, Thame, OX9 3JS

Approximate Gross Internal Floor Area: 794.86 sq ft / 73.87 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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 and Sainsburys supermarket are also located in the town. 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 Secondary School which has obtained 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 and three Grammar schools in Aylesbury all accessible by bus. For leisure and foodies, there is a wide choice of restaurants and pubs surrounding the town, including La table d'alix in Great Haseley, The Nut Tree Inn at Murcott and Le Manoir aux Quat' Saisons at Great Milton.

ADDITIONAL INFORMATION

Services: Mains water, Gas & Electricity

Heating: Gas fired central heating to radiators.

Energy Rating: Current D (62) Potential B (85)

Local Authority: South Oxfordshire District Council

Postcode: OX9 3JS

Council Tax Band: C

Tenure: Freehold

**HAMNETT
HAYWARD**

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