

29 CHINNOR ROAD

THAME, OXFORDSHIRE OX9 3LW



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A fantastic Victorian townhouse, in prime central Thame, with generous accommodation arranged over three levels.

Approached via a gated path, there is an entrance vestibule leading to a reception hallway. From here, you can access the living room, which has cast iron fireplace, and the family room, which leads to the generous conservatory, currently used as a dining room. There is also a door leading to a tanked cellar. The kitchen is well fitted with attractive units at base and eye level and includes an oven, fitted hob, with extractor hood over, and a fridge/freezer & dishwasher. The ground floor also boasts a shower room and a utility/boot room.

On the first floor, there are two double bedrooms and a huge bathroom, which has recently been upgraded. The third bedroom, which is a fantastic double bedroom, is on the second floor. There is also the potential to create an en-suite on this floor.

To the rear of the property, is a private garden, primarily paved, with mature plantings, and offering a high degree of seclusion. There is also a paved garden to the front which has a gate to the road and a waist high brick built wall.

‘A SUPER VICTORIAN GEM IN THE HEART OF THAME ‘



IN BRIEF

- Close to the High Street
- Character property
- Over 1,400 sq ft of accommodation
- Well presented

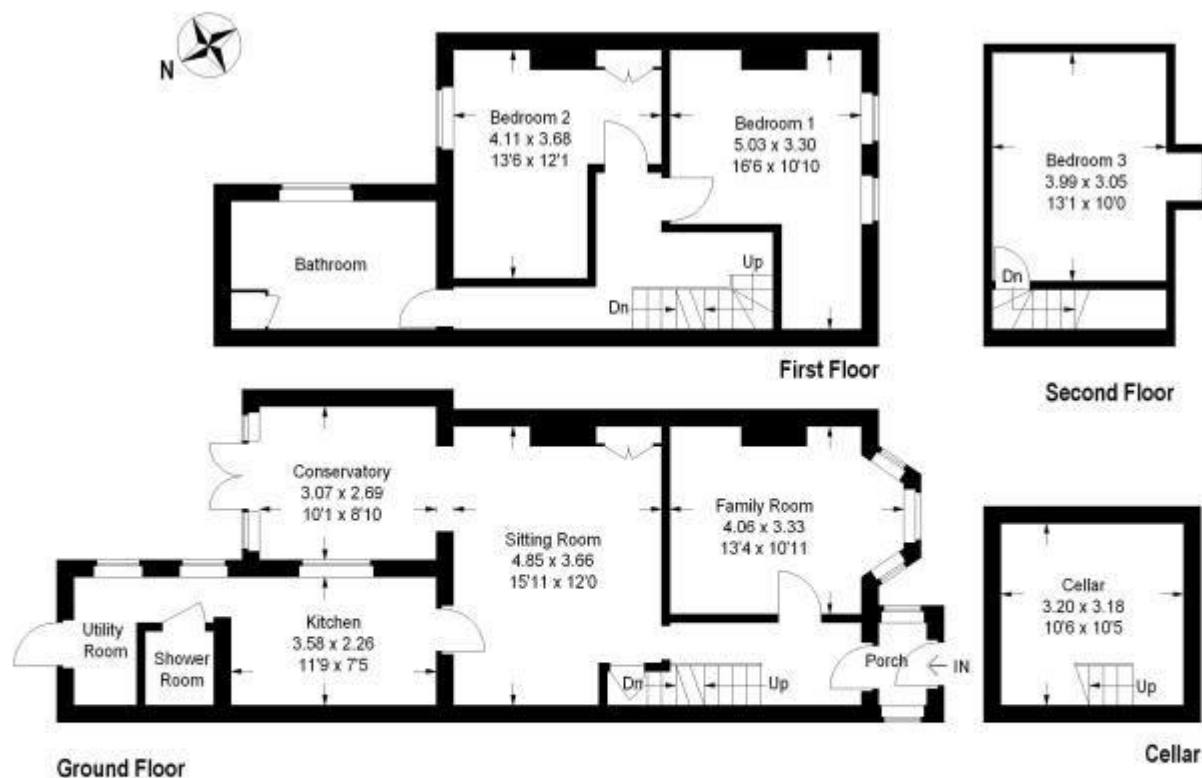


OVERVIEW

- Three double bedrooms
- Three reception rooms
- Fitted kitchen with appliances
- Shower room
- Large family bathroom
- Cellar
- Front & rear gardens
- Gas to radiator central heating

GUIDE PRICE £520,000

FREEHOLD



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Approximate Gross Internal Area
 Cellar = 10.1 sq m / 109 sq ft
 Ground Floor = 63.5 sq m / 683 sq ft
 First Floor = 43.7 sq m / 470 sq ft
 Second Floor = 15.2 sq m / 164 sq ft
 Total = 132.5 sq m / 1425 sq ft

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 : A thriving, 'living' market town in the heart of Oxfordshire at the foot of the Chiltern Hills, Thame is rich in history with Mediaeval, Georgian and Victorian architecture. Its iconic boat-shaped high street wraps around the market place and hosts a popular market every Tuesday, a twice-weekly cattle market and regular farmers' markets.

Thame has unique, award winning shops which share the high street with well-known brands, traditional English pubs selling real ale, Italian, Chinese and Indian restaurants, delightful cafes and tea rooms. The town has its own local nature reserve, many public footpaths including the Chiltern Hills, Ridgeway Path and the Oxfordshire Way with outstanding views of the surrounding area.

Schools: Local facilities include three highly reputed primary schools and the Lord Williams Comprehensive School which has been rated as outstanding by Ofsted. Excellent private and grammar schools are within easy reach.

Commuting: 14 miles east of Oxford, 10 miles south-west of Aylesbury, Thame is easily accessible from the M40 Junction 7 and 8. The nearest train station is Haddenham and Thame Parkway which is on the main line between Marylebone Station, London and Birmingham.

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