

# 73 PARK STREET

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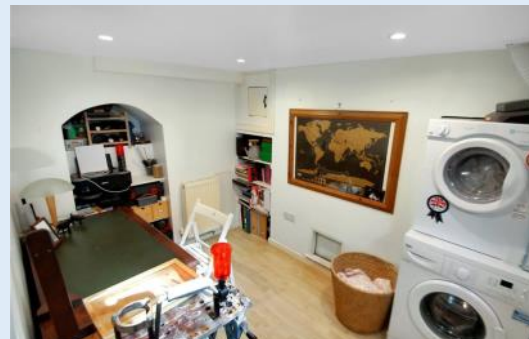
**Situated within walking distance of Thame High Street, and in close proximity to Elms Park, this charming two bedroom home has an abundance of period features and is presented in superb condition throughout.**

On entering the property, there is a sitting room with feature fireplace to the front that then leads onto the fitted kitchen with butler sink and a SMEG double oven. The kitchen has a wide range of cream base and wall units and white café style splash back tiles.

There is also access to a dry cellar which provides excellent storage or could be used as a home office/playroom. To the first floor, is the master bedroom and family bathroom which is of a good size and has a white suite. The top floor has another double bedroom with eaves storage.

The property benefits from a sunny courtyard garden with pedestrian side access.

“CHARMING PERIOD HOME IN THE HEART OF THAME”



## IN BRIEF

- Beautifully presented character home in the heart of Thame
- Character features throughout including
- Enclosed courtyard garden—a real sun trap!
- Beautifully presented throughout



## OVERVIEW

- Sitting room with feature fireplace
- Fully fitted contemporary kitchen and double oven
- Family bathroom with shower
- Dry cellar providing additional storage or home office/ playroom
- Two double bedrooms
- Walled courtyard garden

**GUIDE PRICE: £325,000 FREEHOLD**

## SUPPLEMENTARY INFORMATION

**Services:** Mains gas, electricity, drainage and water

**Heating:** Gas fired central heating to radiators

**Energy Rating:** TBC

**Environmental Impact Rating:** TBC

**Local authority:** South Oxfordshire District Council

**Council tax band:** TBC

**Broadband:** Standard up to 17Mb, Fibre up to 76Mb

## 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.

### PIKE SMITH & KEMP

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