

53 ROOKS LANE

THAME, OXFORDSHIRE, OX9 2EA



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A great example of a Victorian townhouse and situated within a stones throw of Thame High Street, this delightful property still retains many of the period features including sash windows, original fireplaces and surrounds and many original doorplates and door knobs.

53 Rooks Lane has been a much loved family home for nearly 60 years and is presented to the market with no onward chain. Although it would benefit from modernisation and extending (S.T.P.P) it offers the potential buyer the ability to make this their own.

On entering the property, the hallway leads into the sitting room/dining room which, although is now one large space, it could easily be converted back into two separate reception rooms.

The kitchen has a wide range of base and wall units as well as plumbing for a washing machine. There is side access to the garden and a lovely court yard area.

The spacious bathroom is situated downstairs and has a double shower as well as separate bath.

Upstairs, the property has three double bedrooms, with bedroom one overlooking the front of the property.

Our clients say "This has been our much loved family home for so many years and we have fond memories of growing up here, it is ideally situated for all of Thame's amenities and we hope the new buyer will enjoy living here as much as we have"

‘A WONDERFUL PERIOD HOME IN NEED OF UPDATING’



• IN BRIEF

- Three bedroom semi detached period property
- Close to Thame High Street
- Large bathroom with bath and double shower
- In need of updating throughout



OVERVIEW

- Sought after location in close proximity to High Street
- Three double bedrooms
- Fully fitted kitchen
- Sitting room with original fireplace
- Dining room with original fireplace
- Family bathroom
- Lovely rear garden
- Ideal renovation project S.T.P.P
- New boiler installed 2022

GUIDE PRICE: £450,000 FREEHOLD

SUPPLEMENTARY INFORMATION

Services: Mains gas/electric and water

Heating: Gas central heating

Energy Efficiency Rating: Current E (48) Potential B (81)

Local Authority: South Oxfordshire District Council

Council Tax: Band D



The approximate total area for the elements of the property represented on the floorplan is 91 SqM (984 Sq.Ft)

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This floor plan provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing estate/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.

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.

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