

# 1 PARK TERRACE

THAME, OXFORDSHIRE, OX9 3HZ





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## THAME, OX9 3HZ

**Location, Location, Location! A quintessential, end of terrace Victorian cottage that has been thoughtfully extended to provide excellent accommodation for the growing family or those looking to downsize.**

1 Park Terrace has undergone extensive renovation and is now presented to the market with an abundance of fabulous features where the original character of the home sits nicely alongside a great kitchen/diner extension. On entering the property, there is a large sitting room with wood flooring that leads into the kitchen/diner extension. This benefits from underfloor heating and has bifold doors onto the garden. There is a wide range of base and wall units and a Belfast sink with oak work surfaces. There is also a large utility room/office to the rear of the property.

Upstairs, there are three double bedrooms and a large family bathroom. There is additional space that would make an ideal home study.

Outside, there are two parts to the garden, a sunny courtyard with patio and then a rear garden laid to lawn with established flower beds and a garden shed.

There is on street parking as well as the opportunity to rent an additional space. This is a great home in catchment for John Hamden primary school and within walking distance of Thame High Street.

‘RARELY AVAILABLE HOME THAT HAS BEEN SYMPATHETICALLY EXTENDED’



### IN BRIEF

- Recently renovated Victorian cottage in a quiet cul de sac location
- Walking distance to Thame High Street
- Allocated parking
- Excellent condition throughout



## OVERVIEW

- Three double bedrooms
- Large sitting room with wooden flooring
- Superb kitchen/diner with bifold doors overlooking garden
- Fully fitted kitchen with Belfast sink and side door access
- Fully fitted utility room and study space
- Lovely sunny garden with shed
- Family bathroom
- Underfloor heating

**OFFERS IN EXCESS OF:      £475,000**

## SUPPLEMENTARY INFORMATION

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

**Heating:** Gas fired central heating to radiators, electric under floor heating

**Energy Rating:** Currently TBC , Potentially TBC

**Environmental Impact Rating:** Currently TBC Potentially TBC

**Local Authority:** South Oxfordshire DC

**Council Tax Band:** TBC





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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. The nearest train station is Haddenham and Thame parkway.

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