

# HOLLYBANK

2 ELMS ROAD, THAME, OXFORDSHIRE OX9 2DX



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**Hollybank is a truly exceptional, four bedroom, double fronted, Edwardian detached family home in the heart of Thame. It has been completely renovated throughout and now provides a charming blend of traditional features alongside the latest modern technology. This home defines family living at its best.**

Originally constructed in 1905, Hollybank has been upgraded to a very high standard throughout providing ample living and entertaining space combined with some very unique upgrades—the whole house is fitted with smart home automation technology by Loxone, a flexible and robust system that controls lighting, security, heating, audio and video as well as cinema room integration.

On entering Hollybank, the entrance hall with original tiles leads to the two reception rooms to the front of the property, both with bay windows. The first reception room is currently used as a playroom and has stained glass French doors leading on to the garden. The second reception room has been turned into a state of the art cinema room with 11 speaker Dolby Atmos surround sound and 110" motorised, drop down screen. There is an open plan kitchen/diner/family room spanning the back of the house with bifold doors leading onto the garden. The bespoke, hand painted, shaker style kitchen has a rangemaster, solid granite worktops and integrated appliances and porcelain tiles throughout. There is also a downstairs cloakroom and utility area.

Upstairs, there are four double bedrooms and the master bedroom benefits from a separate dressing room and en-suite. There is also a family bathroom with a large bath and separate shower enclosure.

Outside, there are 2 garden areas, known fondly as the "adults garden" and "kids garden". The former is fully stocked with flower beds and is perfect for entertaining, the porcelain tiled terrace benefits from an outdoor BOSE sound system. There is also a recently constructed garden room/office /gym that is fully connected to the automation system within the house and has full width bifold doors onto a small deck.

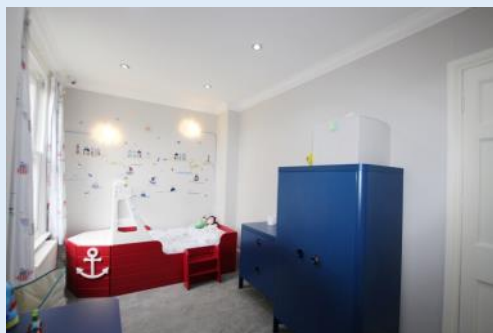
‘THE BEST OF CONTEMPORARY LIVING COMBINED WITH THE BEAUTY OF PERIOD FEATURES.’



## IN BRIEF

- Outstanding, detached family home in the heart of Thame
- Fully renovated and refurbished to exacting standards
- Discrete but fully featured smart home automation technology
- Period features throughout





## OVERVIEW

- Four double bedroom period property
- Master bedroom with ensuite and dressing room
- Two reception rooms with large bay windows, one of which is a state of the art cinema room
- Outstanding open plan living with a bespoke kitchen/diner/family room with bifold doors onto garden
- Discrete but fully integrated state of the art control and automation system throughout
- Underfloor heating. New wooden, double glazed sash windows throughout
- Fully insulated and integrated garden room/office/gym
- Beautifully landscaped walled gardens with lawn and terrace
- Driveway parking for 2 cars
- Stunning period features and exemplary finish

**GUIDE PRICE**

**O.I.E.O £900,000**

## SUPPLEMENTARY INFORMATION

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

**Heating:** Gas fired heating

**Local Authority:** South Oxfordshire District Council

**Council Tax Band:**

**Broadband Speed:** 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 Chiltern Rail's Haddenham and Thame Parkway which is on the main line between Marylebone Station, London and Birmingham. There is a regular bus service to Oxford, Aylesbury and High Wycombe (Arriva route 280) and to surrounding villages.

## PIKE SMITH & KEMP

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Thame - Marlow - Cookham - Maidenhead

