



16a High Street, Thame, Oxfordshire, OX9 2BZ



Accommodation

Ground Floor

Entrance Hall, Kitchen/Dining Room, Sitting Room, Bathroom.

First Floor

Two Bedrooms, Bathroom, Eaves Storage.

Outside

Enclosed Gardens, Garden Office.

16a High Street

Small town house with garden office in quiet location

A modern cottage with two large bedrooms, spacious living room, and kitchen/dining room with space for full size dining table. French doors from the living room give onto a large walled garden (south facing) with a large high quality garden office (with heating). Ample space for conservatory extension if desired, subject to planning. The house is approached through a private passageway behind a street door and both house and garden are quiet, secluded and safe, although only a few steps from the town's many shopping and other amenities. An unusual opportunity. The property is offered for sale with the benefit of no onward chain.

VIEWING HIGHLY RECOMMENDED.



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Thame

The picturesque and historic market town of Thame is set on the Buckinghamshire/South Oxfordshire border. It is conveniently located between Oxford, Aylesbury and High Wycombe and offers superb transport links being close to Junctions 6, 7 and 8 of the M40 and Haddenham and Thame Parkway railway station which offers fast train services to Birmingham and London Marylebone (from 35 minutes) on the Chiltern Line. There is a good local bus network and the Oxford Tube can be caught at Junction 6 of the M40, offering services to Oxford and west and central London.

Thame offers a wide array of local amenities including schools at all levels, sports clubs, a theatre and a leisure centre. The town is getting increasingly vibrant, now hosting very popular annual food, sport and art and literature festivals along with the traditional fairs. Boutique shops and independent stores line the ever popular High Street. There is a choice of supermarkets, including Waitrose, Marks & Spencer, Co-op and Sainsburys. A good selection of restaurants, cafés and pubs can be found here, along with a weekly traditional market, farmers markets and a French market. There is a health centre with pharmacy, a number of dental practices and a cottage hospital. More comprehensive facilities can be found in Aylesbury, Oxford and High Wycombe, about 8, 9 and 11 miles away, respectively.



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Directions

From our offices in Thame turn right and cross over the road. The passageway to No. 16a can be found after a few metres, on your left.

Transport Links

M40 Motorway (Junctions 6, 7 & 8) - circa 5 miles.

Haddenham and Thame railway station - circa 2 miles.

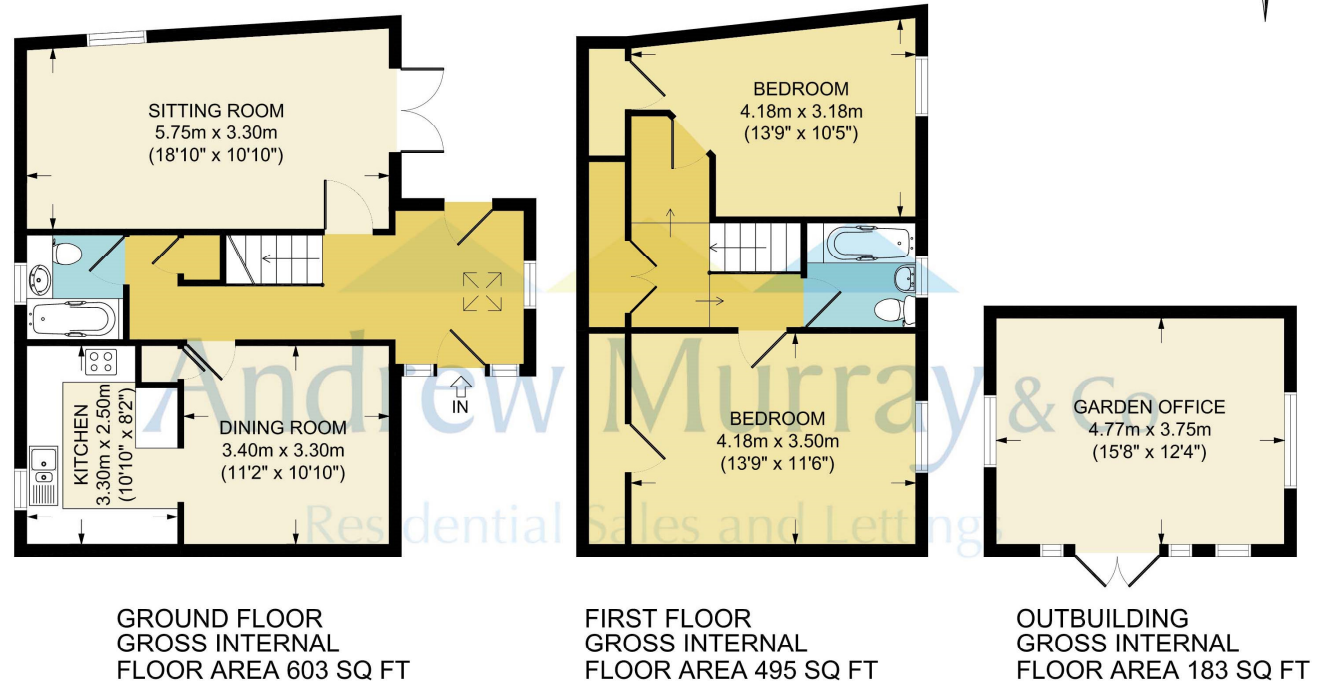
Arriva Sapphire local bus route 280 to Aylesbury, Haddenham and Oxford.

Broadband

Superfast enabled – Maximum available speed estimated at 80.00 Mbps.

Tenure

Freehold



APPROX. GROSS INTERNAL FLOOR AREA 1281 SQ FT / 119 SQ M
16A HIGH STREET, THAME

Services

Mains Gas, Electricity, Water and Drainage.

Local Authority

South Oxfordshire District Council – www.southoxon.gov.uk

Tax Band

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