



GABLE COTTAGE 18 AYLESBURY ROAD

THAME, OX9 3AW

**PENNY &
SINCLAIR**

GABLE COTTAGE

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A truly stunning grade II listed cottage located close to the centre of this highly regarded market town allowing for easy access to London and Oxford.

Grade II listed • Detached • Two double bedrooms • Shower room • Sitting room • Kitchen/diner • Conservatory • Period features galore • Ample off road parking

DESCRIPTION

Enjoying an enviable position overlooking the local cricket field and St Marys Church, is this delightful Grade II listed detached thatched period property. Parts of the property are believed to date back to the XVII century and the property was originally two cottages, now forming one fabulous home. The property retains a wealth of character throughout including exposed timbers and beams, latch doors, and leaded windows. Upon entering the property, you are greeted by an old terracotta tiled floor in the hallway which leads to a double aspect sitting room with a large open fireplace with wood burner and wonderful high ceiling. An incredibly spacious kitchen/diner with bespoke units, flagstone floor and space for the farmhouse kitchen table awaits and off of this there is a large conservatory overlooking the rear garden. In addition to all of this, there is a stylish shower room on the ground floor. Upstairs, there is a large master bedroom with en-suite facilities, and a further double bedroom overlooking the church and cricket field. Outside, there is a gravelled drive to the front providing ample off street parking and a lovely wide meadow area. To the rear, there is a detached home office/studio with en suite toilet. This would also make a fantastic playroom. There is also a wonderful mature and secluded garden wrapping around the property and again with viewing of the church from the rear garden. This is a truly special home which must be viewed to be fully appreciated.





LOCATION

Thame is a thriving historic market town at the foot of the Chiltern Hills, with a mixture of architecture from Medieval, Georgian, and Victorian through to modern new build property. The iconic High Street is home to many markets from weekly markets through annual Christmas markets. The town is host to a wide range of shops - including a Waitrose, bars, and restaurants. There are two primary schools both with 'good' Ofsted reports and Lord William's comprehensive School with an 'outstanding' Ofsted report. Frequent rail links in to London Marylebone can be found at nearby Haddenham & Thame Parkway with average journey times of 45 minutes. The M40 is 5.5 miles allowing for easy access to London, Oxford, and the Midlands.

DIRECTIONS

From Oxford Services, take the A40/418 signposted to Thame. Follow this road for approximately 4.5 miles until the first roundabout. Take the first exit and remain on the A418. At the next roundabout, take the fourth exit on to Aylesbury Road. The property can be found on the left hand side just after the pelican crossing.

For Satnav: Postcode OX9 3AW.

SERVICES

All mains services are connected except gas. Heating is oil fired central heating.

TENURE & POSSESSION

The property is freehold and offers vacant possession upon completion.

LOCAL AUTHORITY AND COUNCIL TAX

South Oxfordshire District Council
135 Eastern Avenue
Milton Park
Milton
OX14 4SB

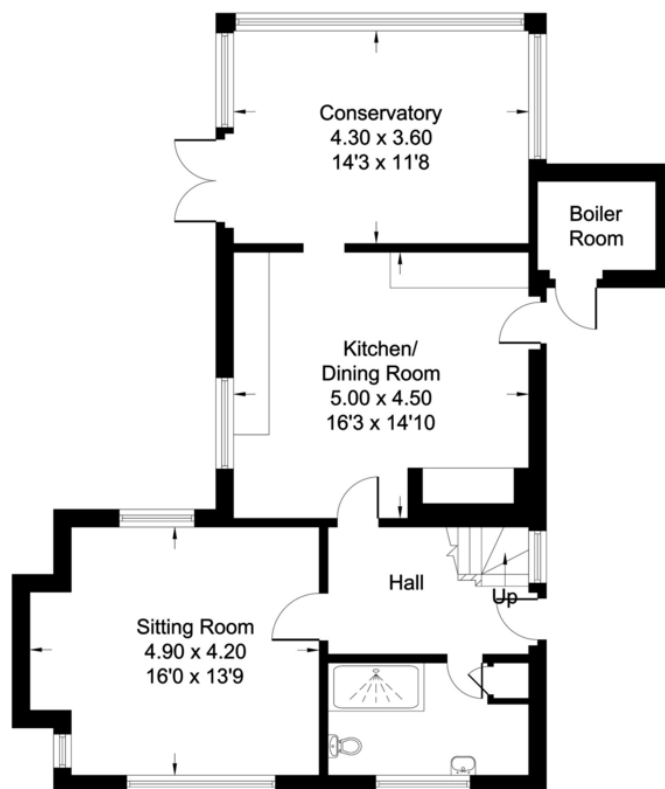
Tel: 01235 422422

Council Tax Band: G (£3125.25 - 2018/19)

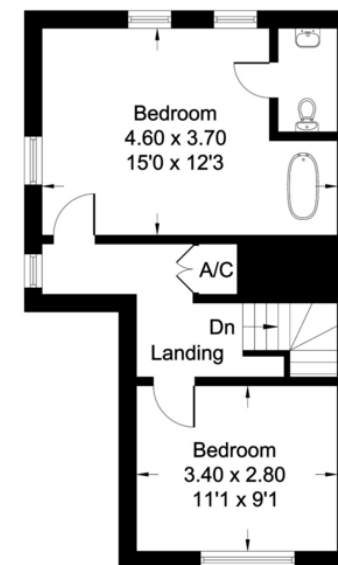




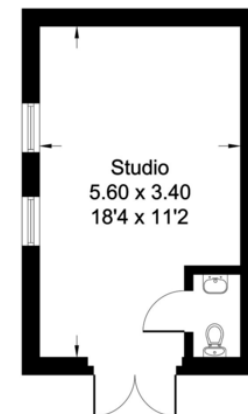
Approximate Gross Internal Area = 108 sq m / 1163 sq ft
 Outbuilding = 19 sq m / 205 sq ft
 Total = 127 sq m / 1367 sq ft



Ground Floor



First Floor



Outbuilding

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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