

rapy Clinic

ANNA McDONALD
Bridal Gallery

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Bridal Gallery
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24-25 Upper High Street,
Thame, Oxfordshire,
OX9 3EX

Offers in Excess of
£850,000



Five Bedroom House with Expansive Living Space & Built-in Business Potential or Transform into One Grand Residence Situated In A Sort After Area Of Thame. NO CHAIN

Nestled on Upper High Street, this remarkable property, situated in the heart of Thame, offers expansive living spaces perfect for families or those with a penchant for renovation and refurbishment. Additionally, the property presents an exciting opportunity to incorporate a small business seamlessly into the residence.

Upon stepping inside, you'll discover a galley kitchen with a utility room to the left, while to the right, a dining room and living room await, both adorned with inviting log burners. The staircase leads to a landing area, providing access to all rooms on this floor, three generously proportioned bedrooms and an additional living room. This floor is completed with a family bathroom. One of these bedrooms offers entry to the attic, where a fourth bedroom awaits, offering picturesque views of the rear garden. Another staircase from the landing ascends to the fifth bedroom located in the attic.

The attached shop boasts an inviting window with the doorway leading directly into the main retail sales area. Towards the rear, you'll find a restroom and a staircase leading down to the tanked basement. Further towards the rear, a kitchen area, and an additional room, with a mezzanine floor completes the setup. This part of the building features air conditioning, providing versatility, whether it be accommodation or retail/office space.

Outside, the property reveals its hidden gem - a walled garden graced with lush and mature planting. This idyllic outdoor space is perfect for relaxation, gardening enthusiasts, or for entertaining guests. The established greenery provides both beauty and privacy, creating an inviting atmosphere that complements the charm of the house.

The property is situated within a conservation area but is not listed. EPC: Property: E and Retail: C Council Tax: Property: C Please be aware that business rates are applicable to the first portion indicated on the floor plan, excluding the fitting room and mezzanine.

Situation

Thame is a very popular market town with a beautiful High Street with historic buildings and is situated on the Oxon/Bucks borders. There are many independent shops, restaurants, gastro pubs, supermarkets, including a Waitrose, churches, hospital, a health centre, sports facilities and excellent schooling including a Catholic school, Church of England school and Lord Williams' sought after upper school. London Marylebone can be reached in 34 minutes (fast train) from nearby Haddenham & Thame Parkway. M40 junction 7 gives access to London. Birmingham and the Northern Networks are also within easy travelling distance. Thame also has a good bus service to Oxford, Aylesbury and the neighbouring villages.

The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.







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Viewing is Strictly by Appointment through Reaston Brown

