

2 SEYMOUR COURT

THAME, OXFORDSHIRE. OX9 3NZ



HAMNETT
HAYWARD

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A beautifully presented ground floor garden flat, forming part of an exclusive retirement development within this highly sought after market town.

Seymour Court is a stylish development of just 21 elegant new and converted two and three bedroom houses and apartments, set in beautifully landscaped gardens and designed exclusively for the over 55's. Located on the fringe of the town centre, the courtyard style development is ideally positioned within a short walk of the many shopping facilities available within this pretty town, including the Marks & Spencer simply food hall located opposite the development. Thame is a highly sought after and picturesque market town, ideally positioned for access to the M40 and Haddenham & Thame Parkway for a comprehensive service into London Marylebone (under 40 mins). Seymour Court is also located close to the popular Phoenix trail, connecting picturesque walks into the glorious Chiltern Hills.

Internally, a spacious entrance hall with built-in storage and laundry facilities opens onto a study area fitted with a bespoke range of built in storage and shelving. Glazed double doors open onto a sizeable semi-vaulted sitting room flooded with natural light featuring views over the rear beautiful gardens. This lovely room has bespoke built-in shelving and french doors leading to a private terrace. Beyond the living room, the well equipped kitchen/dining room is fitted with a range of modern shaker style units under a granite work surfaces and features a range of integrated Bosch appliances including a double inset electric oven, gas hob, a dishwasher and a fridge/freezer.

The bedroom accommodation is conveniently positioned at the opposite side to the hall comprising two double bedrooms, including a principal bedroom with large en-suite shower room complete with bidet. Both bedrooms also have an extensive range of fitted wardrobes. The main bathroom is very well appointed, fitted with a Villeroy & Boch suite with stylish contemporary tiling around wet areas.

Outside, this lovely garden apartment has a private off street parking space and access to a number of communal spaces. Being ground floor, the apartment includes a sizeable private stone terrace with space for a table and seating. The main communal garden is just beyond, accessed via a private gate and offers a beautifully manicured garden with well stocked flowering borders and laid to lawn with a number of communal garden benches, providing the perfect retreat to relax and enjoy peace and tranquility.

“A SUBSTANTIAL TWO BEDROOM GROUND FLOOR APARTMENT WITH PRIVATE TERRACE AND BEAUTIFUL LANDSCAPED COMMUNAL GARDENS JUST A SHORT WALK FROM THE TOWN CENTRE”



AT A GLANCE

- A unique opportunity to acquire a beautifully presented ground floor apartment in prime setting
- Stylish development of just 21 conversions and new build homes, exclusive for the over 55's
- Private terrace and professionally landscaped communal gardens
- Well equipped kitchen with a range of Bosch appliances, bathrooms by Villeroy & Boch
- Picturesque market town providing good access to London Marylebone (under 40 mins from station)



SUMMARY

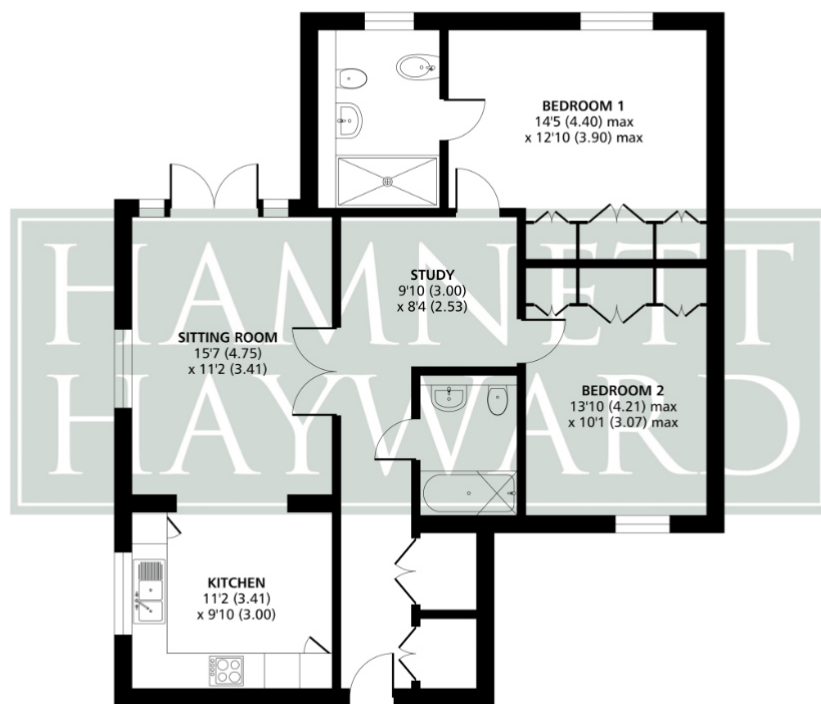
- Large Entrance hall with excellent storage
- Landry cupboard with washer and dryer
- Well appointed kitchen/dining room with a range of Bosch integrated appliances
- Granite work surfaces to kitchen
- Fabulous 15' sitting room with views directly over the rear gardens
- Study with bespoke fitted furniture
- 14' Principal bedroom with built-in wardrobes and en-suite shower room
- Further double bedroom with built in wardrobes
- Bathroom with shower over
- Accommodation extending to 948 sq.ft
- Private terrace with access to:
- Beautifully manicured communal gardens
- Estate manager responsible for day to day administration of the development
- Communal bin store and further storage room adjoining the estate office
- One allocated parking space with further visitors spaces
- Within a short walk of the popular Phoenix Trail
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
- Within walking distance of the picturesque market town
- Gas fired central heating providing under floor heating



Seymour Court, Thame, OX9

Approximate Area = 948 sq ft / 88.1 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Hamnett Hayward Ltd. REF: 1514988

LOCATION

Thame is the quintessential English market town, located close to the Chiltern hills and the city of Oxford. Taking its name from the famous river that flows through its centre, the town is blessed with a long and illustrious history. These days it's a bustling, elegant place with something for all tastes. The pretty High Street is dotted with a mix of Medieval and Georgian buildings and home to a huge range of independent shops as well as bars, public houses and restaurants. A Waitrose, Sainsburys and Marks & Spencer Simply Food supermarket are also located in the centre. Despite Thame's rural position, the town is well positioned for links to London. Trains from the nearby station now reach Marylebone in around 36 minutes (fast train) while the M40 is a short drive from the town centre. Local education facilities are provided for all ages and include three reputable primary schools and the renowned Lord Williams' Comprehensive School which has obtained a good status from Ofsted. The preparatory school of Ashfold is located in the nearby village of Dorton, with a choice of private schools in nearby Oxford, all accessible by bus. All church denominations are catered for with a particularly well known Catholic school

ADDITIONAL INFORMATION

Services: Mains water, Gas & Electricity

Heating: Gas fired central heating to under floor heating

Energy Rating: Current B (85) Potential B (85)

Tenure: Leasehold, 999 years from November 1st 2017

Service charges including on site manager £1,899.89 - ½ yearly.

Ground rent £350 P.A

Local Authority: South Oxfordshire District Council

Postcode: OX9 3NZ

Council Tax Band: C

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