

16 GRIFFIN ROAD

THAME, OXFORDSHIRE. OX9 3LB



HAMNETT
HAYWARD

16 GRIFFIN ROAD

THAME, OXFORDSHIRE. OX9 3LB

A beautifully presented four bedroom detached property, forming part of a quiet and highly sought after cul-de-sac within a short walk of Lord Williams's school.

16 Griffin Road is a wonderful modern home, constructed approximately thirty years ago to form part of a unique and family friendly development of just 14 detached homes, all individually designed and conveniently located within a short walk of Lord Williams's school.

On entering the property an entrance porch opens into a generous entrance hall, serving the sitting room, kitchen/breakfast room and family room. To the ground floor particular mention is made of the recently constructed conservatory, designed and fitted by the reputable 'Bergson and Eaton' and overlooking the delightful gardens. Further accommodation to the ground floor includes a generous sitting room with a light mahogany open fireplace, a formal dining room, a kitchen/breakfast room opening to a utility room with a further additional laundry room.

First floor accommodation features a spacious master bedroom with an ensuite bathroom, three further bedrooms and a generous family bathroom with a recently fitted shower cubicle.

Outside the property is ideally positioned at the foot of the cul-de-sac, providing ample off street parking for 5-6 vehicles to the front of the double garage, which has electrically operated doors, power and light..

The rear gardens are a particular feature of this wonderful home, measuring approximately 54' x 54' and enjoying an abundance of mature shrubs and trees, including a selection of fruit trees. The gardens are completely enclosed offering an excellent degree of privacy and a large stocked pond with water feature is positioned to the rear.

This is a lovely home with easy access available to local schools including being within a short walk of Lord Williams's lower school. A footpath also provides a link to the town. The M40 for London and Birmingham and the popular railways station at Haddenham & Thame Parkway provides an unrivalled service to London Marylebone and Oxford Parkway.

"A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME ENJOYING MAGNIFICENT GARDENS ALL WITHIN A HIGHLY SOUGHT AFTER DEVELOPMENT"



AT A GLANCE

A wonderful four bedroom detached property forming part of a highly sought after development
Spacious Kitchen/Breakfast Room with adjoining Utility Room and laundry room
Fabulous bespoke conservatory recently constructed by 'Bergson & Eaton'
A substantial plot with mature, well stocked gardens, double garage and ample parking
Views over open farmland and Lord Williams's playing fields



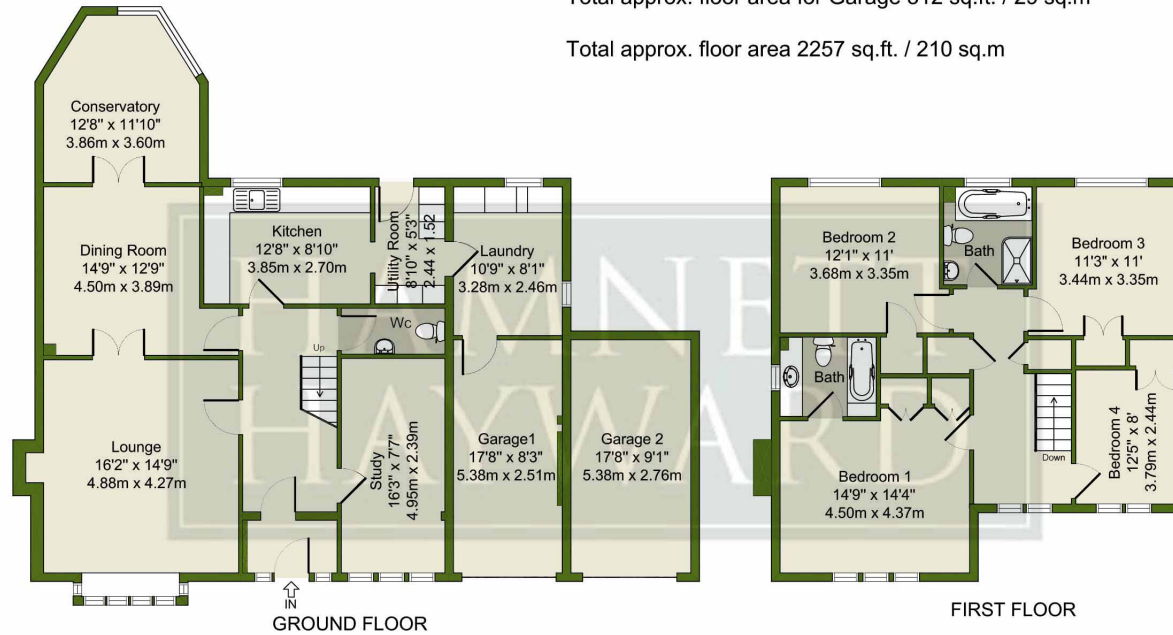
SUMMARY

- Entrance hall
- Cloakroom
- Sitting room with bespoke open fireplace
- Dining room
- Recently constructed conservatory by 'Bergson & Eaton'
- Kitchen/breakfast room
- Utility room
- Laundry room
- Master bedroom with en-suite bathroom
- Three further double bedrooms
- Family bathroom
- Ample off street parking for 5-6 vehicles
- Double garage with electrically operated doors
- Beautifully manicured garden measuring 54' x 54'
- Front garden
- First floor views over farmland and Lord Williams's playing field
- Highly sought after residential cul-de-sac
- Walking distance of the reputable Lord Williams's secondary school

NOT TO SCALE

Total approx. floor area for Main Dwelling 2045 sq.ft. / 181 sq.m
Total approx. floor area for Garage 312 sq.ft. / 29 sq.m

Total approx. floor area 2257 sq.ft. / 210 sq.m



16 Griffin Road, Thame, OX9 3LB

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in the specification have not been tested by Hamnett Hayward and no guarantee as to their operating ability or their efficiency can be given.

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 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 outstanding 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 radiators

Solar energy: Solar panels providing 3,900 KW PA with a government feed in tariff

Energy Rating: Current B (86) Potential B (90)

Local Authority: South Oxfordshire District Council

Postcode: OX9 3LB

Council Tax Band: E

GUIDE PRICE

£825,000

**HAMNETT
HAYWARD**

HAMNETT HAYWARD

42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: thame@hamnetthayward.co.uk