

16 HAZEL AVENUE

THAME, OXFORDSHIRE. OX9 2AW



HAMNETT
HAYWARD

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A substantial four bedroom detached family home, occupying a generous mature plot, overlooking the town's nature reserve

This generous four bedroom detached family home was originally constructed in the late 1960's, forming part of this highly sought after development known as 'Chiltern Vale'. Located on the fringe of the development, 16 Hazel Avenue is positioned within a short walk of the town centre but also offers a unique position adjoining the town's Cuttlebrook nature reserve, offering wonderful views.

The property has a spacious entrance hall with a charming parquet floor. This leads to a formal sitting room with an open fire. Following on from the sitting room is a contemporary kitchen/dining area with bi-folding doors overlooking the garden and nature reserve. This room is the hub of the house, with attractive pendant lights and state of the art fixtures and fittings. There is also an additional reception room/family room also overlooking the garden.

The first floor has 4 bedrooms. The generous master benefiting from a dressing room and ensuite and an excellent vantage point of the beautiful views. There are two additional bathrooms and three additional bedrooms.

Externally is a good sized garden with a separate decked area. To the front is a smart gravel drive with plenty of off road parking and a garage. There is planning permission to adapt the garage should a new owner so wish.

This wonderful family house offers a very unique opportunity to acquire a substantial home within a quiet and well established residential street, offering direct views of the picturesque Cuttlebrook nature reserve and within a short walk of the historic town centre.

"A WONDERFUL FOUR BEDROOM DETACHED FAMILY HOME ENJOYING MAGNIFICENT VIEWS OF THE CUTTLEBROOK NATURE RESERVE"



AT A GLANCE

- Four bedroom detached family home forming part of a highly sought after development
- Outstanding views over the adjoining Cuttlebrook Nature Reserve
- Mature gardens
- Ample parking to the front and garage
- Extended and re-designed internally



PROPERTY SUMMARY

- Entrance hall
- Cloakroom
- Living room
- Family room
- 29' Open plan kitchen/dining room
- Master bedroom with dressing room and en-suite
- Guest bedroom with en-suite
- Two further bedrooms
- Family bathroom
- Garage
- Extensive off street parking
- Garden enjoying wonderful views over the Cuttlebrook Nature Reserve
- Highly sought after location within a short walk of the town centre and Lord Williams's school
- Gas fired central heating

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 recently 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 gas, electricity, drainage and water

Heating: Gas fired central heating to radiators

Energy Rating: Currently C (75), Potentially B (82)

Local Authority: South Oxfordshire District Council

Postcode: OX9 2AW

Council Tax: Band E

GUIDE PRICE

£895,000



Total Area: 1808 ft² ... 168.0 m² (excluding garage)

Floor plan produced for Lightfoots LLP by MK Property Photography.
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