

Thame

10 Yeates Close | Thame | Oxon | OX9 3AR



Price £875,000

ACCOMMODATION

An extended 5 bedroom detached home
Situated in exclusive cul de sac location
Sitting room with woodburning stove
Spacious open plan kitchen/dining room
Well appointed conservatory & office
Utility room leading to shower room
Bedroom suite / dressing area & en suite
Two double and two single bedrooms
Good sized rear garden with patio
Ample gated driveway parking for 4 cars



A rarely available 5 bedroom detached home situated in Yeates Close being within a short walk of Thame High Street and local amenities as well as primary schools and Lord Williams's. The property has been successfully extended and remodelled by the current owners to create 5 bedrooms as well as a downstairs utility and shower room. The property benefits from underfloor heating within the kitchen / dinner as well as the utility, shower room and conservatory. The sitting room has a wood burning stove and doors opening



onto the rear patio and garden. The open plan kitchen / dining room also has patio doors to the garden and an extensive range of bespoke units including a dresser as well as integrated appliances and larder cupboard. The utility is well appointed with a range of units and space for washing machine and tumble dryer. The room leads through to the shower room. The conservatory has a bespoke range of office units as well as ample space for sofas and chairs with doors to the garden. On the first floor the light and airy main bedroom has a spacious dressing area with fitted wardrobes, en suite shower room and velux window. There are two further double bedrooms and two single bedrooms as well as a refitted family bathroom. The garden is fully enclosed and laid mainly to lawn with patio area with summer house and shed & side access to the front where there is gated driveway parking for 4 cars.

KEY FEATURES

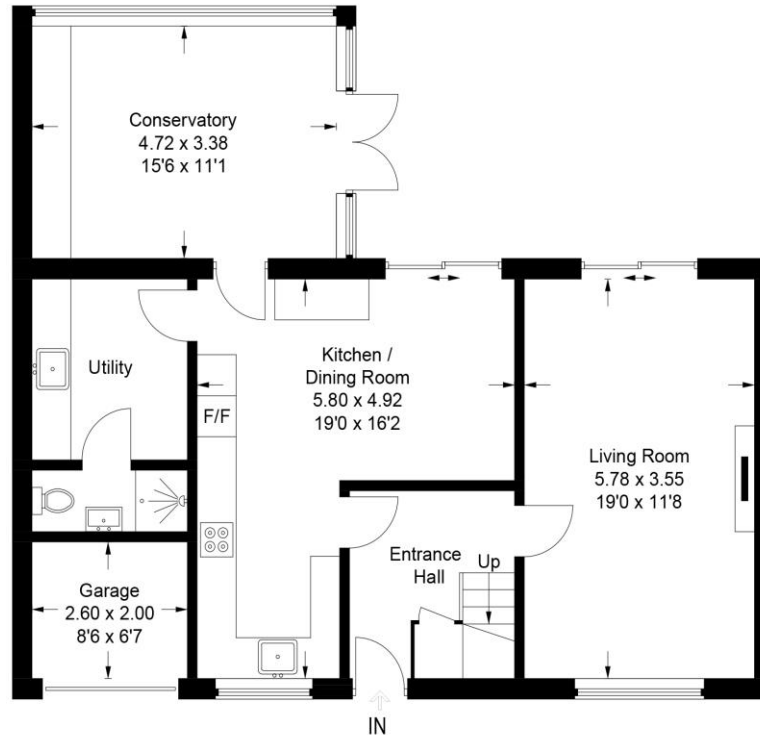
- Five bedroom extended and remodeled detached family home in Thame
- Ideal location for Thame High Street, local amenities and schooling
- Offering spacious accommodation throughout and ample rear garden
- Short walk to popular & regular bus service to Aylesbury and Oxford
- Five minute drive to Thame & Haddenham Parkway Railway Station
- Immaculately presented and updated throughout to a high standard
- Please call Colombs on 01844 214421 to arrange a suitable time to view



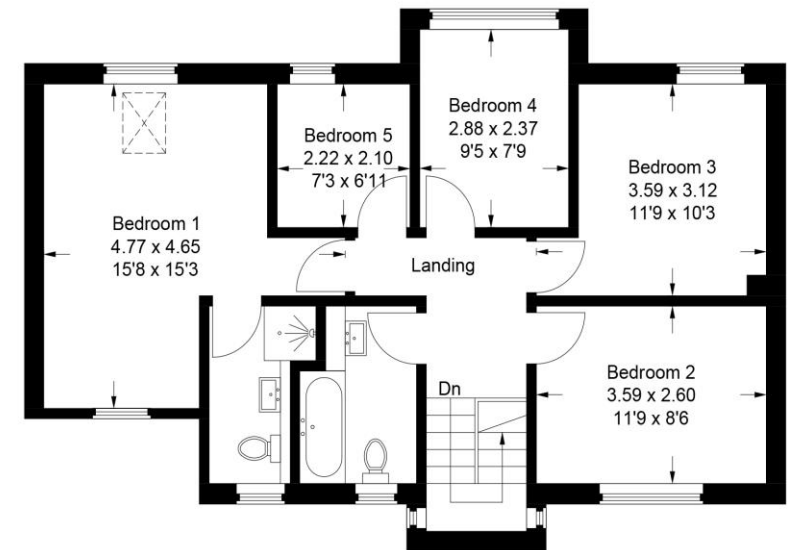
THAME

Thame is a bustling traditional Market town located close to the Chiltern Hills and the historic City of Oxford. Within Thame there are many lovely restaurants, public houses and coffee shops. Thame has a thriving well supported market each Tuesday with a farmers' market once a month. The traditional cattle market takes place within Thame each week. There is a small theatre within Thame called The Thame Players and there are numerous clubs and societies. Thame is nicely positioned for the commuter with Haddenham station being a five minute drive from Thame and provides a direct route to London Marylebone in some 36 minutes whilst the M40 motorway is a short drive from Thame

Approximate Gross Internal Area
Ground Floor = 78.0 sq m / 839 sq ft
First Floor = 65.3 sq m / 703 sq ft
Garage = 4.8 sq m / 52 sq ft
Total = 148.1 sq m / 1,594 sq ft



Ground Floor



First Floor

Local Authority – South Oxfordshire District Council

Council Tax - F

EPC - D

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.