

Thame

8 Overton Drive | Thame | Oxon | OX9 3YJ



Price £450,000

ACCOMMODATION

Reception hallway with cloakroom
Bedroom 4 / office / family room
Open plan dining room / sitting room
Light & modern kitchen with hi gloss units
Spacious conservatory with French doors
Main bedroom with space for wardrobes
Further double bedroom & a single room
Westerly facing rear garden with patio area
Paved driveway parking for 2/3 cars
Immaculately presented throughout



This property is beautifully presented and offers light and contemporary accommodation throughout and is a credit to the current vendor. There is a useful downstairs cloakroom from the reception hallway, the garage has been converted to create a good sized family room / 4th bedroom if so required. The open plan dining / sitting room has been fitted with engineered oak flooring which flows through to the conservatory. The rooms are light and airy with patio doors opening to the spacious conservatory which has doors that



open out to the delightful rear garden as well as having a door to the kitchen which has been fitted with a range of hi gloss base and wall units. On the first floor the main bedroom is well appointed with ample space for wardrobes and glorious open views of Thame's historic church to the rear. There is a further double bedroom with storage cupboard and a single bedroom. The bathroom has a white suite and wooden flooring with electric shower over the bath. Externally the rear garden has been thoughtfully designed and benefits from being westerly facing. There is a large patio with the remainder being laid to lawn and raised flower beds as well as a garden shed. To the front there is a block paved driveway allowing parking for 2/3 cars, storage space for bins and gated access to the rear garden.

KEY FEATURES

- A light and airy 3 / 4 bedroom home stylishly presented throughout
- Within a short walk to Thame High Street and local amenities
- Close to Barley Hill Primary School and walking distance to Lord Williams
- Easy access to the M40 and a short drive to Thame & Haddenham railway
- Engineered oak flooring throughout the sitting/dining room & conservatory
- Delightful westerly facing rear garden with spacious patio area
- Please call Colombs on 01844 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

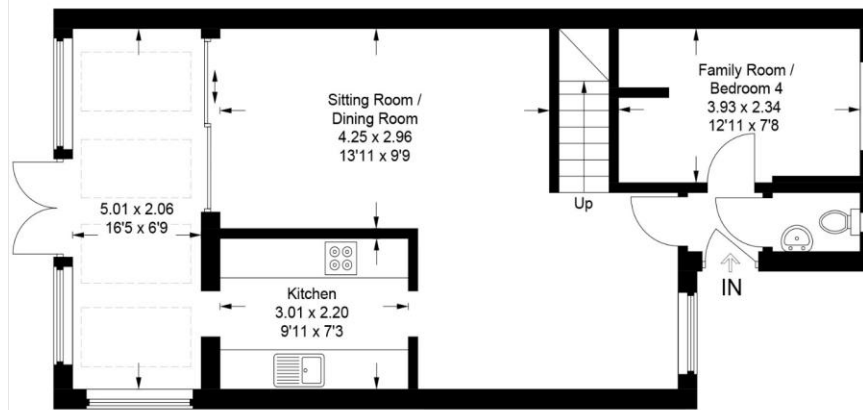
Local Authority – South Oxfordshire District Council

Council Tax - D

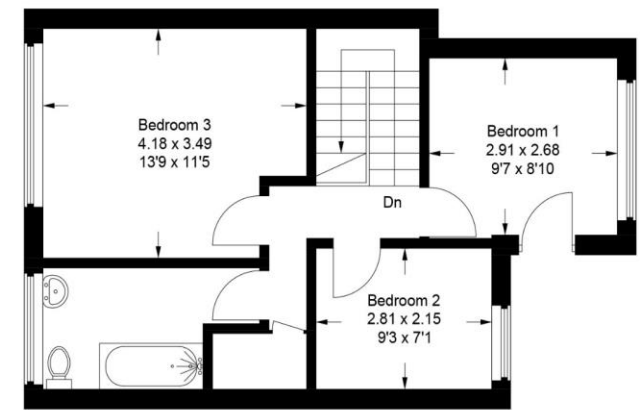
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Approximate Gross Internal Area
Ground Floor = 63.3 sq m / 681 sq ft
First Floor = 44.3 sq m / 477 sq ft
Total = 107.6 sq m / 1,158 sq ft



Ground Floor



First Floor

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.