



2 Garden City, Thame, Oxford, OX9 3NT

A superb substantial detached new home built by Christchurch homes, this stunning energy efficient home is ready for occupation.

- Detached new energy efficient home
- Entrance hall
- Spacious kitchen/dining room
- Utility room and cloakroom
- Sitting room, Study and family room
- Master bedroom with en-suite
- Three further bedrooms
- Family bathroom
- EPC Rating: B
- Council Tax Band: TBC

The spacious accommodation comprises, entrance hall, three reception rooms plus the spacious kitchen/dining room with bi-fold doors which open on to the garden. On the first floor there is a master bedroom with en-suite three further bedrooms and a family bathroom.

The specification includes contemporary Hacker kitchen cabinets with quartz worktops, integrated Bosch appliances and Quooker boiling water tap.

On the ground floor, there is underfloor heating with porcelain tiles by Porcelanosa to the hallway kitchen/family room, utility room, cloakroom and timber plank flooring in the sitting room, study, family room and on the landing, carpets to the bedrooms.

Guide Price £895,000 Freehold





Specification

Kitchen

Hacker contemporary kitchen cabinetry
Quartz worktops
Built-in Bosch appliances
Quooker boiling water tap

Bathrooms

White sanitaryware by Lusso Stone
Brushed stainless steel brassware and towel rails
Wall-hung wc's with soft closing seats by Lusso Stone
Wall-hung vanity units by Lusso Stone
Porcelain tiles by Porcelanosa to floors and walls in part

Finishes

Carpets to bedroom
Porcelain tiles by Porcelanosa to the hallway, kitchen, family room, utility and cloakroom
Timber plank flooring in the sitting room, study, family room and landing
Bespoke fitted wardrobes in to the principal bedroom
Square edge skirting and architrave
Modern internal doors with anthracite ironmongery

Externals

Clay roof tiles
Aluminium guttering and downpipes
Gravel driveway
Oak frame porch with solid oak front door
Paved patio
Fully turfed gardens
Shed

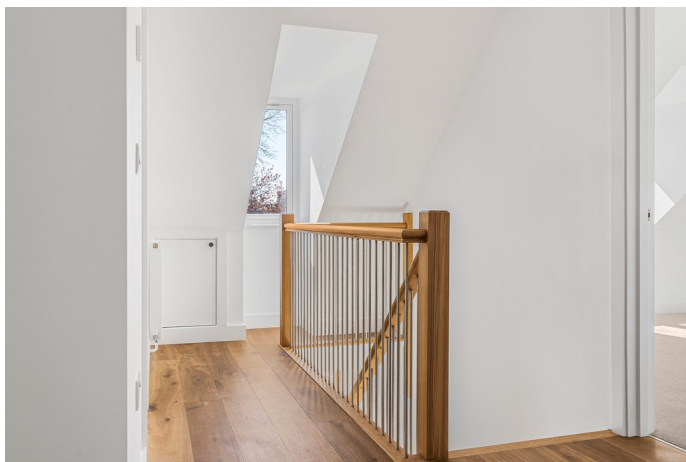
LED downlighters throughout
External wall lights
Hard wired for alarm system
Ring doorbell
Fibre optic connections
Aerial and cable connections to bedrooms and reception rooms
Low-energy lighting throughout
Highly efficient air source heat pump heating system
Photovoltaic solar panels reducing electricity consumption.

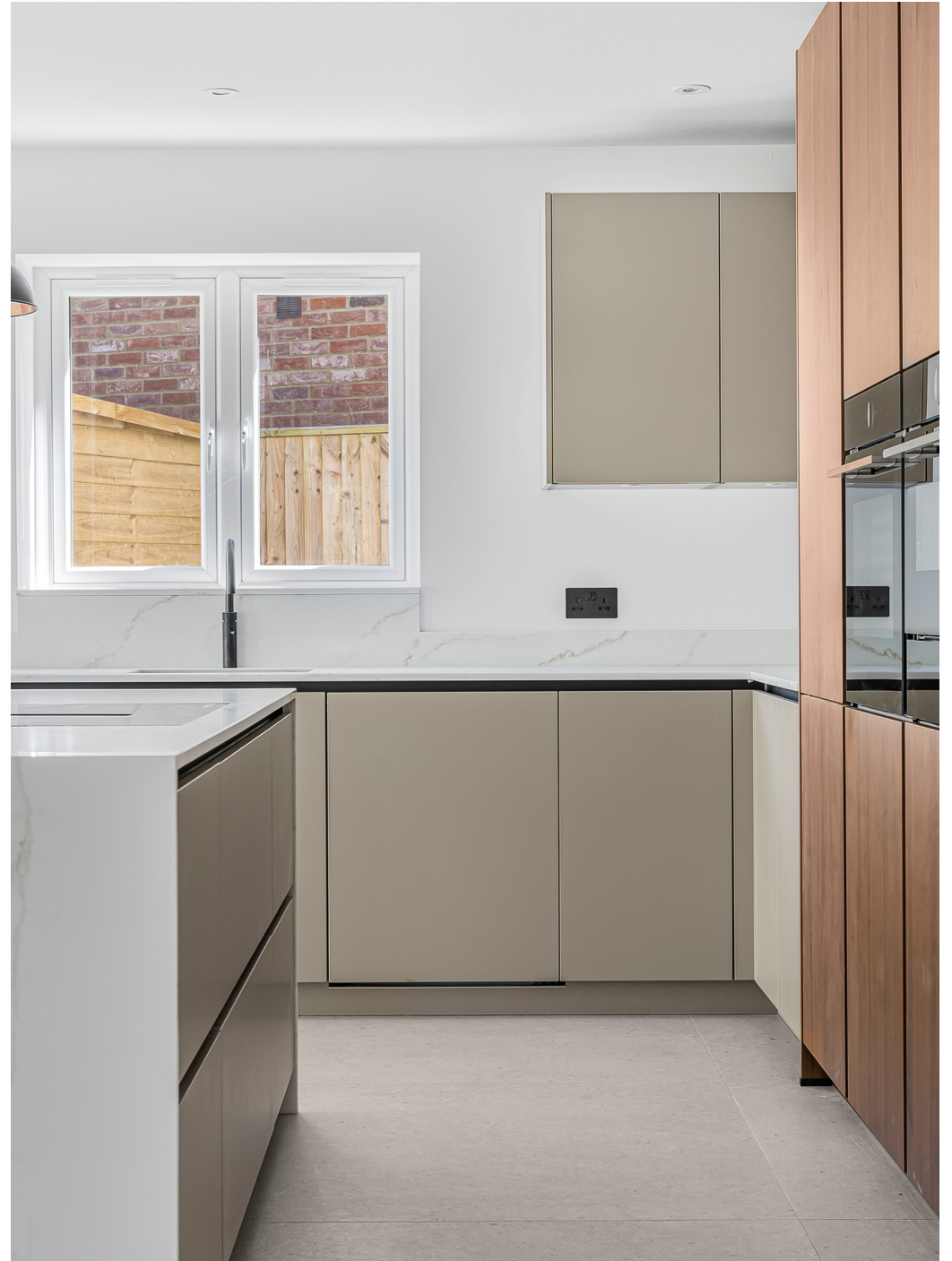




Thame occupies a coveted position at the edge of the Chiltern Hills. Boasting many independent restaurants, shops and pubs. Nearby (2.8 miles) Haddenham and Thame Parkway provides quick access to via rail to London Marylebone (37 minutes), Oxford and Bicester Village. By road, the M40 is easily accessible and provides access to London and the North.

According to Ofcom, Standard, Superfast and Ultrafast broadband is available and mobile voice and data coverage is likely indoors and outdoors.

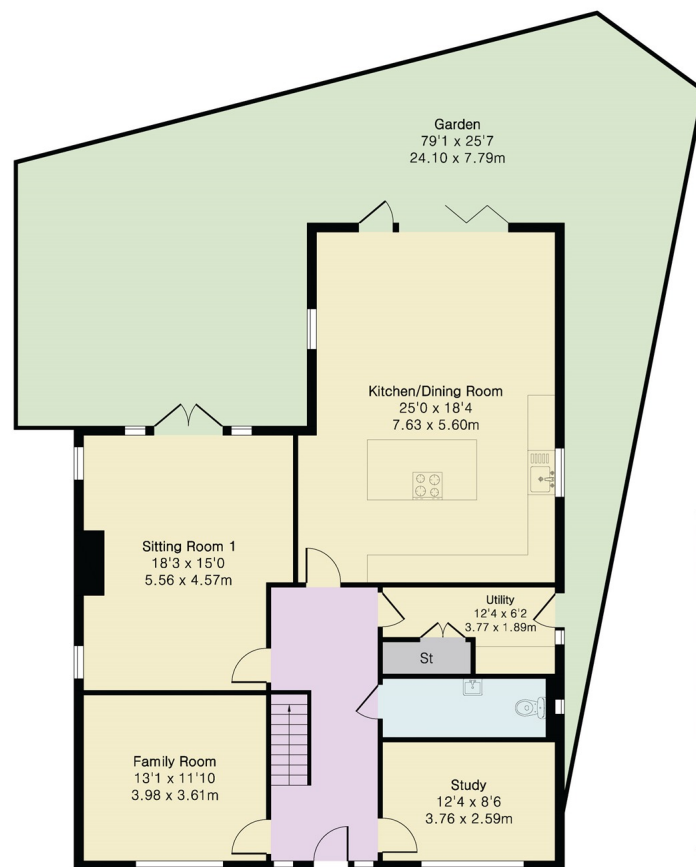




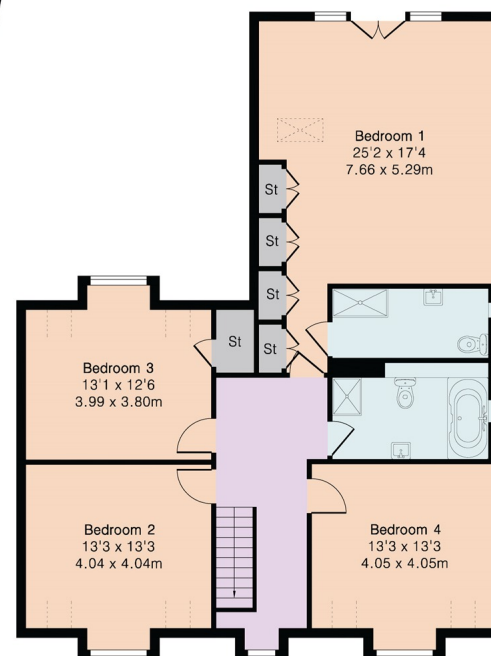
Approximate Gross Internal Area 2416 sq ft - 224 sq m

Ground Floor Area 1272 sq ft – 118 sq m

First Floor Area 1144 sq ft – 106 sq m



Ground Floor



First Floor