



CHINNOR ROAD  
THAME OXFORDSHIRE





# CHINNOR ROAD THAME OXFORDSHIRE

BEAUTIFULLY EXTENDED AND  
VERSATILE THREE/FOUR BEDROOM  
FAMILY HOME WITH A SOUTH  
FACING REAR GARDEN.

**PRICE £469,950**



## The Property

An extended three/four bedroom family home offering spacious and versatile living accommodation is ideally located for the picturesque High Street and John Hampden Primary School.

A bright and airy home, benefitting from a perfectly kept South facing rear garden. An abundance of natural light streams into the home. The ground floor features a welcoming entrance porch that provides access to the inner hall leading to the kitchen. The kitchen is a great space that offers plenty of storage options and enjoys views of the very attractive landscaped frontage. The dining space is opened from the kitchen and is a very fitting area for entertaining with friends and family.

From here, enter the super sitting room/family area. This space greatly benefits from the extension and is a lovely bright area to relax and unwind in. The study/bedroom 4 and downstairs cloakroom/WC completes the ground floor accommodation.

To the first floor, there are three bedrooms, two of which are excellent doubles and the third being a large single, and a family bathroom.

## Outside

To the front, the beautifully landscaped frontage features an area of shingling and attractive flower beds, whilst to the rear the private South facing garden has

been wonderfully kept by the present owner. The garden features a manicured lawn, a patio terrace perfect for entertaining and al-fresco dining and a beautifully laid assortment of flower beds. Furthermore, there is a garage and off street parking for two vehicles accessed via a service road.

## Location

Thame is a traditional Oxfordshire market town close to the lovely Chiltern Hills and the historic City of Oxford. Thame offers an excellent range of shops from individual specialists to well-known chains such as: Waitrose, Boots and Sainsbury's with a lively market on Tuesdays.

The town has good community facilities, new modern library and there are a good choice of coffee houses, restaurants, public houses, and clothing shops including Crew, Fat Face and White Stuff.

For London and the M25 access to the M40 motorway is approximately 6 miles away and Haddenham & Thame Parkway (3 miles) provides a regular service to London Marylebone (approximately 40 minutes) and Birmingham There is an excellent range of both primary and secondary schooling in the area.

**Post code for SatNav: OX9 3LR**

## Mortgage

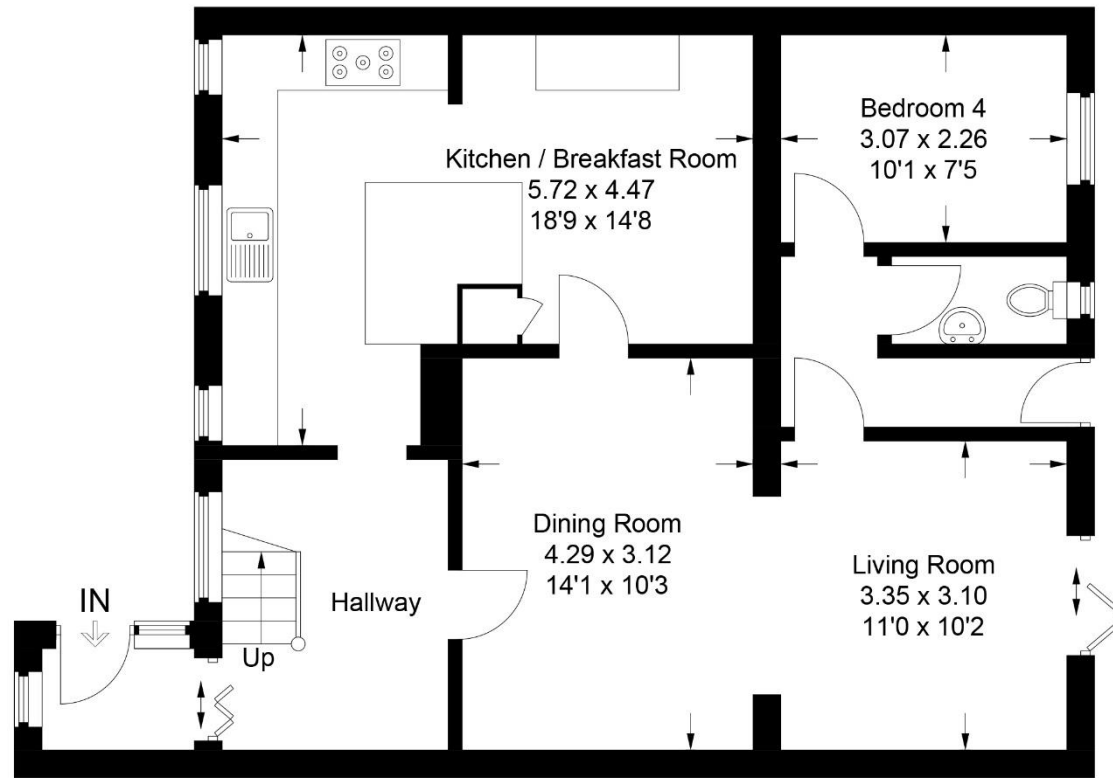
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

## Additional Information

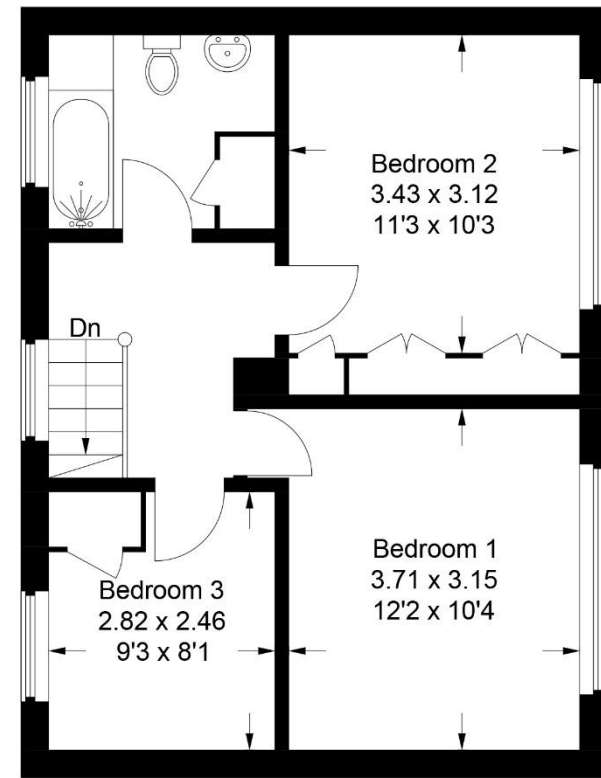
- **Council Tax Band - C**
- **EPC Rating – C**
- **Services** – Mains electricity, water, drainage and gas fired central heating
- **Local Authority** – S.O.D.C
- **Tenure - FREEHOLD**

Ref: TH/3305





**Ground Floor**



**First Floor**

## 54 Chinnor Road

Approximate Gross Internal Area  
118.6 sq m / 1277 sq ft

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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