

9 ARNOLD WAY

THAME, OXFORDSHIRE. OX9 2QA



HAMNETT
HAYWARD

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A beautifully presented four bedroom detached family home forming part of a small development, ideally positioned within a short walk of the town centre.

Arnold Way is the perfect 'family friendly' development, constructed approximately thirty years ago by Beazer homes to form a quiet residential street, just a short walk from this picturesque town centre. The development comprises of approximately thirty detached family homes differing in design and ideally positioned for immediate access to the popular Phoenix trail and within walking distance of the reputable schools within the town.

Internally this generous family home is offered for sale in immaculate condition and the current owners have updated a number of rooms. Of particular note are the first floor bedroom proportions, all comfortable double bedrooms including a master bedroom with an en-suite shower room. The ground floor offers light and airy accommodation including a generous sitting room with a fireplace, a formal dining room, a kitchen/breakfast room and separate utility room. The kitchen and dining room provide potential to open up into one generous room, with further scope to extend out to the rear garden.

First floor accommodation features a spacious landing area serving four generous bedrooms, including a master bedroom with an en-suite shower room, three further double bedrooms and a family bathroom.

Outside the property offers ample off street parking to the front for three vehicles, with access to a generous 19' garage. The remainder of the front is laid to lawn with gated access to both sides providing entry to the garden. The rear garden is completely enclosed with timber panel fencing and offering an excellent degree of privacy. The garden is laid predominantly to lawn with a number of herbaceous borders and mature trees.

This is a lovely home with easy access available to local schools including St Josephs and Lord Williams's secondary school. Arnold Way opens to a single track lane, providing direct access to the The Phoenix Trail opening to picturesque rural walks. Access is also available to the M40 for London and Birmingham and the popular service at Haddenham & Thame Parkway providing an unrivalled service to London Marylebone and Oxford Parkway.

"ENJOYING A WONDERFUL POSITION TUCKED AWAY WITHIN A SHORT WALK OF THE TOWN CENTRE AND ADJOINING THE PHOENIX TRAIL FOR PICTURESQUE RURAL WALKS, THIS IS THE PERFECT SITUATION FOR A FAMILY"



AT A GLANCE

A delightful four bedroom detached family home forming part of a highly sought after development

A wonderful location within a short walk of the picturesque town centre

Four spacious bedrooms including a master bedroom with en-suite shower room

19' garage and ample off street parking

Highly sought after market town providing access into London Marylebone in just 37 minutes



SUMMARY

- Entrance hall
- Cloakroom
- Sitting room with fireplace
- Dining room
- Kitchen/breakfast room
- Utility room
- Conservatory
- Master bedroom with en-suite shower room
- Three further double bedrooms
- Family bathroom
- Ample off street parking for three vehicles
- 19' garage
- Private enclosed rear garden
- Highly sought after development constructed in 1991
- A peaceful development tucked away within a short walk of the town centre and adjoining the popular Phoenix trail
- Picturesque market town location
- London Marylebone in just 37 minutes
- Excellent access to the M40 for London & Birmingham



Arnold Way, Thame, OX9

Approximate Area = 1488 sq ft / 138.2 sq m

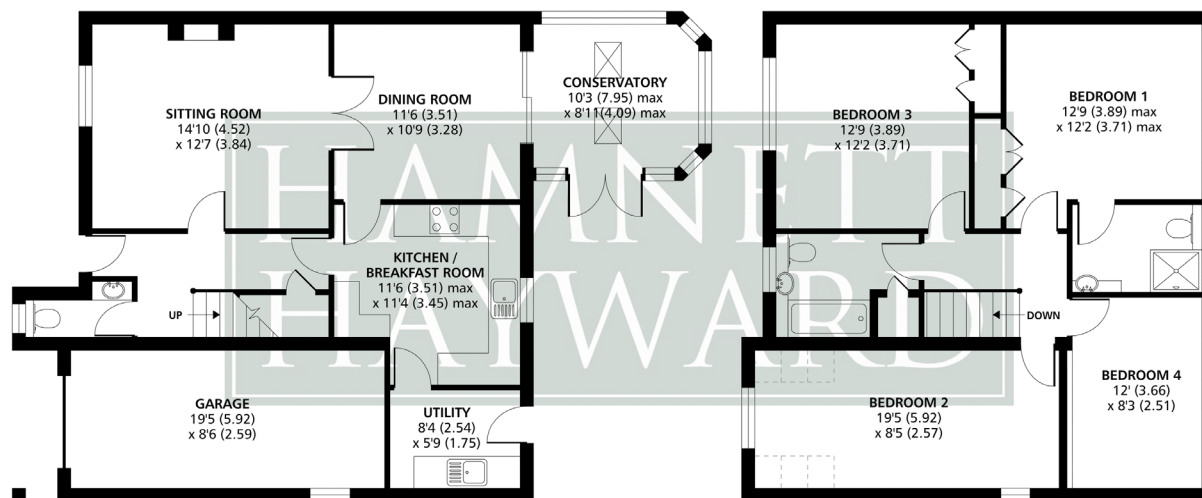
Restricted Head Height = 20 sq ft / 1.9 sq m

Garage = 170 sq ft / 15.8 sq m

Total = 1678 sq ft / 155.9 sq m

For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Hamnett Hayward Ltd. REF: 674375

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 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 water, Gas & Electricity

Heating: Gas fired central heating to radiators

Energy Rating: Current D (68) Potential B (82)

Local Authority: South Oxfordshire District Council

Postcode: OX9 2QA

Council Tax Band: F

GUIDE PRICE

£695,000



HAMNETT HAYWARD

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