

7 GLENHAM ROAD

THAME, OXFORDSHIRE. OX9 3WD



HAMNETT
HAYWARD

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An immaculate three/four bedroom detached family home with a double garage, located within a select cul-de-sac just a short walk from the highly regarded Lord Williams's school.

Ideally positioned on the East side of this highly sought after market town, Glenham Road is a unique development comprising of three and four bedroom detached family homes, well positioned within a five minute walk of Lord Williams's school and just a short stroll of the well regarded Phoenix trail, providing picturesque rural walks to The Chiltern Escarpment and a connection into the thriving town centre.

This generous family home has been extended and modernised in more recent years to offer well balanced accommodation, the first floor has been re-designed to provide three generous bedrooms and two bathrooms, however could also be converted back to four bedrooms. The ground floor benefits from two/three reception rooms and a modern conservatory with central heating. Of particular note is the open plan kitchen/breakfast room, fitted with a range of modern shaker style cupboard and drawer units, with a working surface. The kitchen is fitted with a range of 'Electrolux' integrated appliances including an inset electric oven and microwave with halogen hob, a fridge/freezer and dishwasher. Further accommodation to the ground floor includes a dining room extending to 18' to offer a potential bedroom four/office. To the first floor are three superb bedrooms, the principle located at the front with a dual aspect and flooded with natural light. A guest bedroom has a lovely modern en-suite shower room and an updated family shower room serves the bedrooms.

Outside, the property enjoys a generous plot with a good sized landscaped garden to the front, offering generous off street parking for four vehicles, directly outside the detached double garage. The rear garden is a particular feature offering a good degree of seclusion and recently landscaped to provide a low maintenance garden. An oak framed covered area provides a wonderful entertaining area for all seasons and the garden is walled for complete privacy.

This mature family home offers a unique opportunity to acquire a property within this small residential cul-de-sac offering well balanced accommodation, ample off street parking and a detached double garage.

“AN IMMACULATE THREE/FOUR BEDROOM DETACHED HOME WITH DOUBLE GARAGE, FORMING PART OF A SELECT RESIDENTIAL DEVELOPMENT WITHIN A SHORT WALK OF LORD WILLIAMS'S SCHOOL”



AT A GLANCE

- Spacious three/four bedroom detached family home offering 1,690 sq.ft of living space
- Highly desirable location within a short walk of Lord Williams's secondary school
- Extended in more recent years to provide adaptable living
- Walled garden offering entertaining space, extensive off street parking and double garage.
- Fabulous, quiet 'family friendly' cul-de-sac within picturesque market town



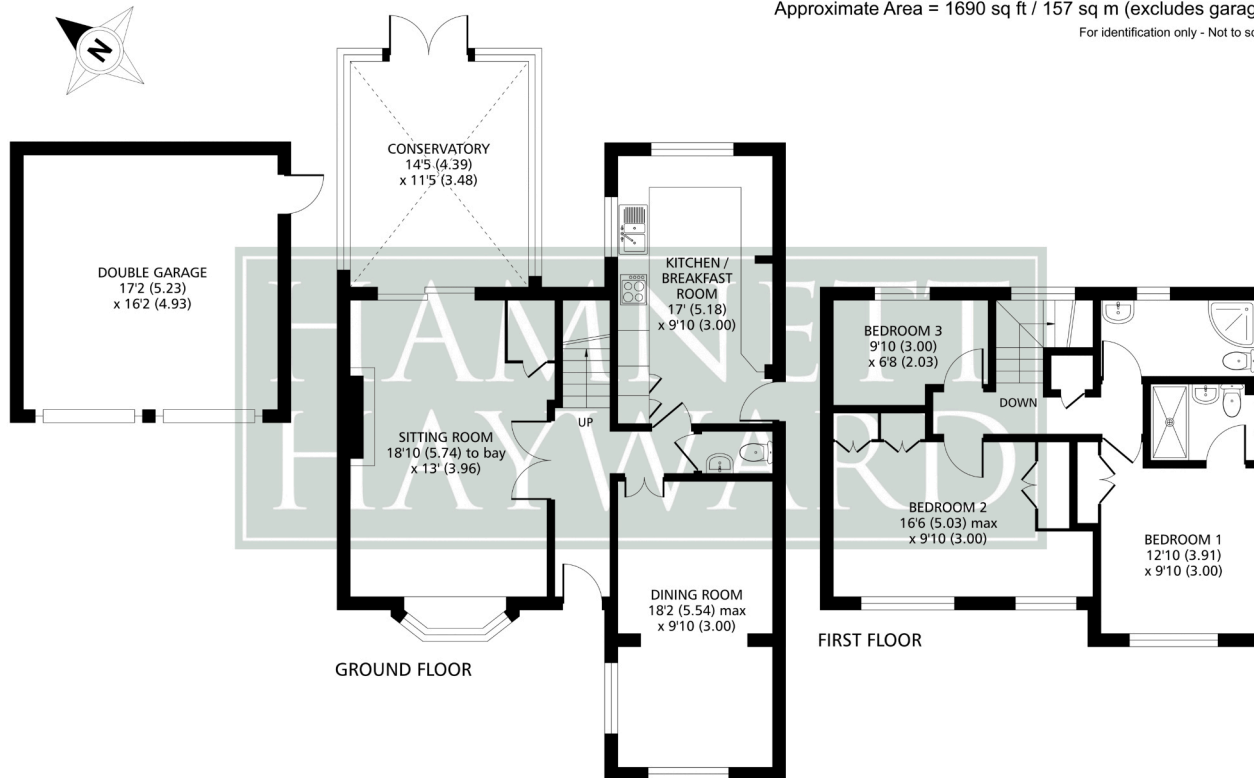
SUMMARY

- Entrance hall
- Cloakroom
- 17' kitchen/breakfast room
- 18' Sitting room
- Dining room
- Family room
- Conservatory
- Guest bedroom with en-suite shower room
- 16' Master bedroom
- Family shower room
- Ample off street parking
- Detached double garage
- Private, low maintenance walled garden
- Oak framed garden gazebo for outdoor entertaining
- Immaculate presentation
- Within a short walk of the reputable Lord Williams's secondary school
- Just a short walk from the popular Phoenix trail, providing exceptional rural walks as far as the Chiltern hills
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
- Picturesque market town

Glenham Road, Thame, OX9

Approximate Area = 1690 sq ft / 157 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hamnett Hayward Ltd. REF: 1076171

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's Comprehensive School which has obtained a good 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 (83)

Local Authority: South Oxfordshire District Council

Postcode: OX9 3WD

Council Tax Band: E

GUIDE PRICE **£610,000**

**HAMNETT
HAYWARD**

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