

26 ESINGDON DRIVE

THAME, OXFORDSHIRE. OX9 3DS



HAMNETT
HAYWARD

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A substantial five bedroom detached family home set in beautiful landscaped gardens offering over 3100 sqft of contemporary living space including a self contained studio.

Constructed from attractive red brick elevations reminiscent of an elegant Victorian town house, 26 Esingdon Drive is one of only a handful of the 'Elite Collection' constructed by Taylor Wimpey Homes in 2016. Located to the south fringe of the development these premium plots have pleasant open views over farmland and good size gardens.

Offering bright and airy rooms ground floor living has been designed around a wonderful open plan kitchen/dining room which flows into a large glazed lounge area with bi-fold doors opening onto the garden. The kitchen has been fitted with a contemporary range of wall and floor units with granite worktops, a comprehensive range of AEG integrated appliances, glass fronted wine refrigerator and Quooker hot water tap. The remaining receptions include a bright and airy 18' double aspect sitting room, useful study and a sizeable third reception currently used as a reading room.

Bedroom accommodation is set out over two floors and includes an impressive five double bedrooms. The first floor features a 19' master bedroom and guest bedroom both with en-suite shower rooms whilst on the second floor the property includes a superb self contained bedroom suite with shower room and extensive built-in storage/wardrobes.

Outside 26 Esingdon Drive is approached by a block pavia drive which in-turn provides access to a substantial 29' x 18' garage with electric door and workshop area. Further access is available from the garden with a small hallway and staircase rising to an outstanding 26' Studio with scope (subject to building regulations*) to convert into a self contained annex. The rear gardens have been beautifully landscaped with a large stone patio and two further entertaining areas ideal for alfresco dining. The remainder is laid predominantly to lawn and is inclosed by a stone wall and close boarded fence work.

Being located on the south fringe of the development the property enjoys open views to the front aspect and public access to the adjoining field.

"EXCEPTIONALLY SPACIOUS THROUGHOUT, THIS FIVE BEDROOM HOME ARRANGED OVER THREE FLOORS, OFFERS CONTEMPORARY LIVING SPACE WITH AMPLE ROOM FOR ENTERTAINING"



AT A GLANCE

- Outstanding five bedroom family home boasting over 3100 sqft of living space
- Open plan kitchen/dining room and four further receptions
- Garage and studio totalling over 1100 sqft with scope to convert into self contained annex*
- Extremely high specification throughout
- Lovely setting with open views and easy access to the town and popular Phoenix trail



SUMMARY

- Reception hall
- Cloakroom
- Open plan kitchen/dining room
- Utility room
- Conservatory
- Family room/library
- Living room
- Study
- Master bedroom with en-suite shower room
- Guest bedroom with en-suite shower room
- Two further first floor double bedrooms
- Family bathroom
- Second floor bedroom with en-suite shower room and dressing area
- Double garage with self contained studio above with scope to convert into self contained annex*
- Extensive off street parking
- Landscaped part walled garden
- Over 3100 Sqft of living space plus garage
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
- Picturesque market town



Esingdon Drive, Thame, OX9

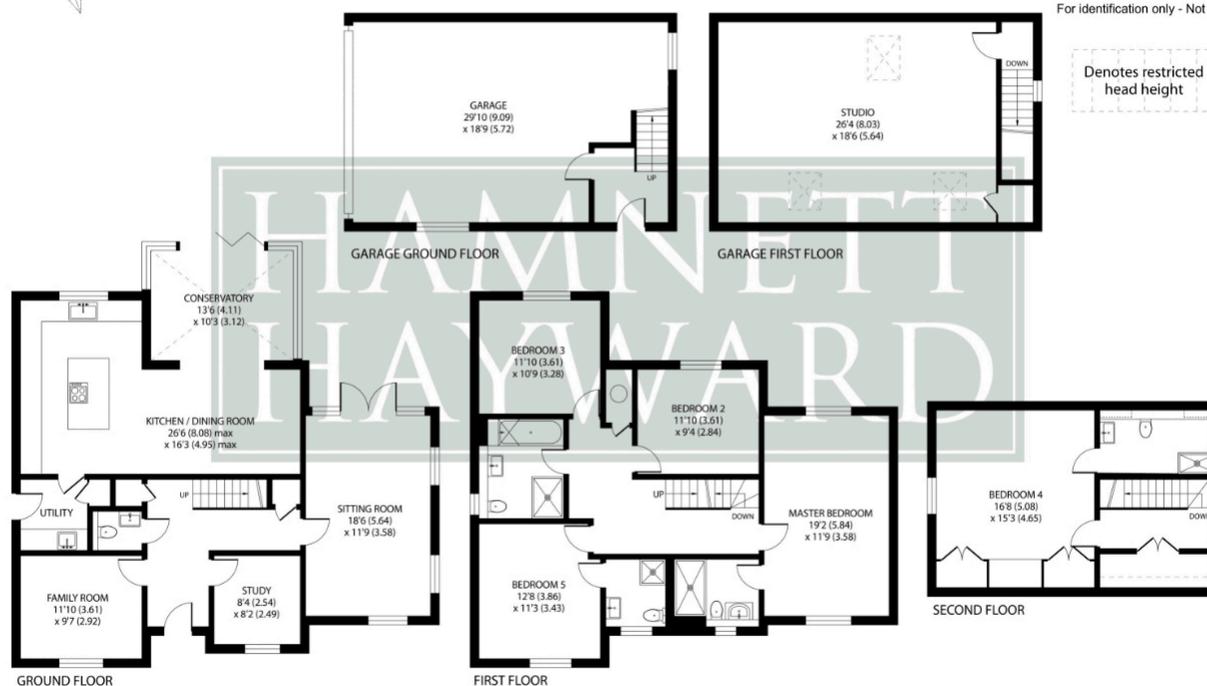
Approximate Area = 2561 sq ft / 237.9 sq m

Limited Use Area(s) = 15 sq ft / 1.3 sq m

Garage = 1124 sq ft / 104.4 sq m

Total = 3700 sq ft / 343.6 sq m

For identification only - Not to scale



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 and Electricity

Heating: Gas fired central heating to radiators

Energy Rating: Current B (88) Potential A (93)

Local Authority: South Oxfordshire District Council

Postcode: OX9 3DS

Council Tax Band: G

GUIDE PRICE **£1,150,000**



HAMNETT HAYWARD

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Certified
Property
Measurer

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: 1080207