

14 GRIFFIN ROAD

THAME, OXFORDSHIRE. OX9 3LB



HAMNETT
HAYWARD

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A most immaculate four bedroom detached family home with a double garage, located within a select 'no-through' street 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, Griffin Road is a unique development comprising just 14 individual detached family homes, well positioned within a five minute walk of Lord Williams's school and just a short stroll from the well regarded Phoenix trail, providing picturesque rural walks to The Chiltern Escarpment and a connection into the thriving town centre.

This beautifully presented four bedroom detached family home has recently been the subject of an extensive renovation program including an oak and glass staircase, two new bathrooms, professional decoration and new windows and doors. Internally the property provides well planned accommodation, flooded with natural light and offering a good degree of privacy. The ground floor benefits from two reception rooms, conveniently located from the entrance hall, the sitting room has a media wall with an inset gas flame fire and glazed double doors opening to the garden. The kitchen is fitted with a range of shaker style cupboard and drawer units, with a working surface. A range of integrated appliances include an inset electric oven and microwave with gas hob. A separate utility room is located off the kitchen, with further storage a sink unit and access to the rear garden. To the first floor are four bedrooms, the principal located at the front with a range of fitted wardrobes and a recently replaced bathroom with shower. Three further bedrooms and a separate family bathroom complete the first floor. Bedroom two has outstanding views over countryside.

Outside, the property enjoys a spacious plot with a generous area of off street parking, directly outside the double garage. The garage has two automated doors and one half of the garage has been partitioned to provide an office/ gym or store. The rear garden is a particular feature, beautifully tended and offering a good degree of seclusion, the garden is laid predominantly to lawn and enjoys a delightful block paved terrace ideal for entertaining. The garden enjoys a sunny, South aspect and is completely enclosed with timber fencing and a retaining brick wall.

This stunning detached home offers a unique opportunity to acquire a property within this small residential cul-de-sac. Very seldom are properties available in Griffin Road and a viewing is highly advised.

“STUNNING PRESENTATION AND IMMACULATE GARDENS, A WONDERFUL HOME WITHIN A SELECT RESIDENTIAL STREET, JUST A STONE'S THROW OF LORD WILLIAMS'S SCHOOL AND CLOSE TO PICTURESQUE RURAL WALKS”



AT A GLANCE

- Spacious four bedroom detached family home offering 1,262 sq.ft of living space
- Highly desirable location within a short walk of Lord Williams's secondary school
- Comprehensively refurbished to a high standard
- South facing private garden, extensive off street parking and double garage.
- Fabulous 'family friendly' cul-de-sac within picturesque market town



SUMMARY

- Entrance hall with oak and glass staircase
- Cloakroom
- Immaculate kitchen with integrated appliances
- Utility room
- Sitting room with media wall and contemporary gas fire
- Dining room
- Principal bedroom with en-suite shower room
- Three further bedrooms
- Recently updated family bathroom
- Ample off street parking
- Detached double garage with electric doors (One half of garage partially converted for office/hobbies room but can easily be converted back)
- South facing rear gardens offering an excellent degree of privacy
- Beautifully manicured formal garden
- Views towards The Chiltern Hills AONB
- 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
- Scope to extend, subject to planning consents

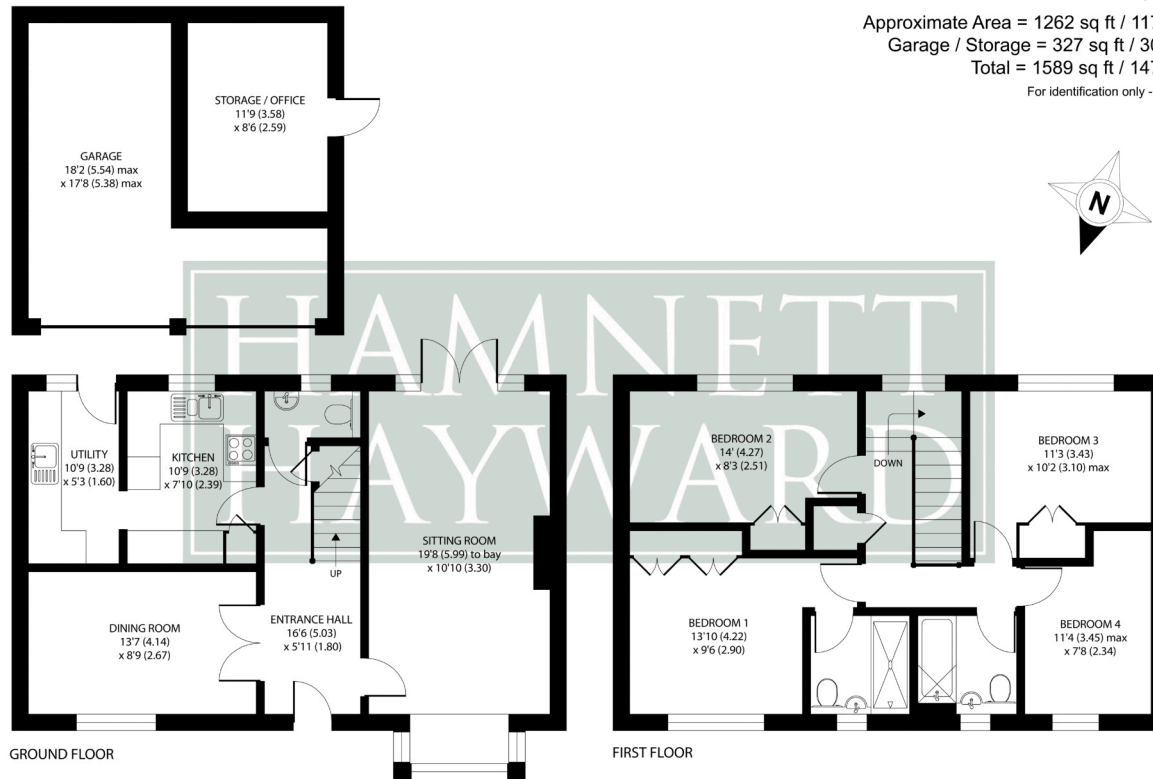
Griffin Road, OX9

Approximate Area = 1262 sq ft / 117.2 sq m

Garage / Storage = 327 sq ft / 30.4 sq m

Total = 1589 sq ft / 147.6 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'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 C (72) Potential B (83)

Local Authority: South Oxfordshire District Council

Postcode: OX9 3LB

Council Tax Band: E

Tenure: Freehold

GUIDE PRICE **£750,000**



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: 1082417

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