

# 8 BEECH ROAD

THAME, OXFORDSHIRE. OX9 2AN



HAMNETT  
HAYWARD

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**A generous detached bungalow enjoying a wonderful position within the highly sought after 'Chiltern Vale' development just a short walk from the town centre.**

Beech Road is a select development of family homes and bungalows constructed originally during the 1960s to form part of this impressive development, located within a short walk of the town centre and Lord Williams's school. The development is also perfectly placed for immediate access to the popular Phoenix Trail, providing a network of glorious walks and just a short distance from the town's Nature reserve. Thame is a highly sought after and picturesque market town, ideally positioned for access to the M40 and Haddenham & Thame Parkway for a comprehensive service into London Marylebone (under 40 mins).

Internally, this immaculate bungalow has been extended and re-modelled in more recent years to provide further living space and a separate utility room with cloakroom. The property enjoys well balanced accommodation and particular mention is made of the fabulous open plan dining/family room extending to an impressive 22' in length. With glazed sliding doors stretching the entire width, the room is flooded with natural light and enjoys a wonderful view of the garden. The kitchen is fitted with a comprehensive range of shaker style cupboard and drawer units with a laminate working surfaces. A range of fitted appliances include a 'Neff' electric oven, gas hob with extractor, a fridge freezer and space for a dishwasher. A separate utility room offers a further basin, access to the cloakroom and access to the garden and side of the bungalow. Further accommodation includes a formal sitting room with a modern oak fireplace and inset electric fire. The bedrooms are positioned to the front of the bungalow and overlook the lovely front garden, both bedrooms also have a range of fitted wardrobes.

Outside, a particular attribute of this home is the fabulous plot offering ample parking to the front with a car port and garage and manicured gardens extending to the front and rear. The front garden is laid to lawn with mature flower and shrub borders. The rear garden is beautifully tended, offering an excellent degree of privacy and a sunny South aspect. A number of mature shrubs and manicured beds make this a gardener's dream and particular mention has to be made of the most stunning Magnolia tree.

"A UNIQUE OPPORTUNITY TO ACQUIRE A SPACIOUS BUNGALOW, ENJOYING THE MOST DELIGHTFUL POSITION CLOSE TO THE NATURE RESERVE, JUST A SHORT WALK FROM THE HISTORIC TOWN CENTRE"



## AT A GLANCE

- A unique opportunity to acquire a spacious detached bungalow within a highly sought after position
- Prime location forming part of the Chiltern Vale development close to the town centre
- Well balanced accommodation, two generous bedrooms and a substantial dining/family room
- Ample parking, garage/store and the most beautiful gardens
- Picturesque market town providing good access to London Marylebone in under 40 minutes



## SUMMARY

- Entrance hall
- Cloakroom
- Kitchen
- Utility room
- Sitting room
- 22' dining/family room
- Two double bedrooms
- Shower room
- Ample off-street parking for vehicles
- Car port
- Garage
- Generous plot enjoying mature gardens to the front and rear
- Beautiful South facing gardens offering an excellent degree of privacy
- Highly sought after development within a short walk of the town centre and The Cuttlebrook Nature Reserve
- Well presented accommodation throughout
- London Marylebone in under 40 minutes from nearby Thame & Haddenham Parkway
- Picturesque market town



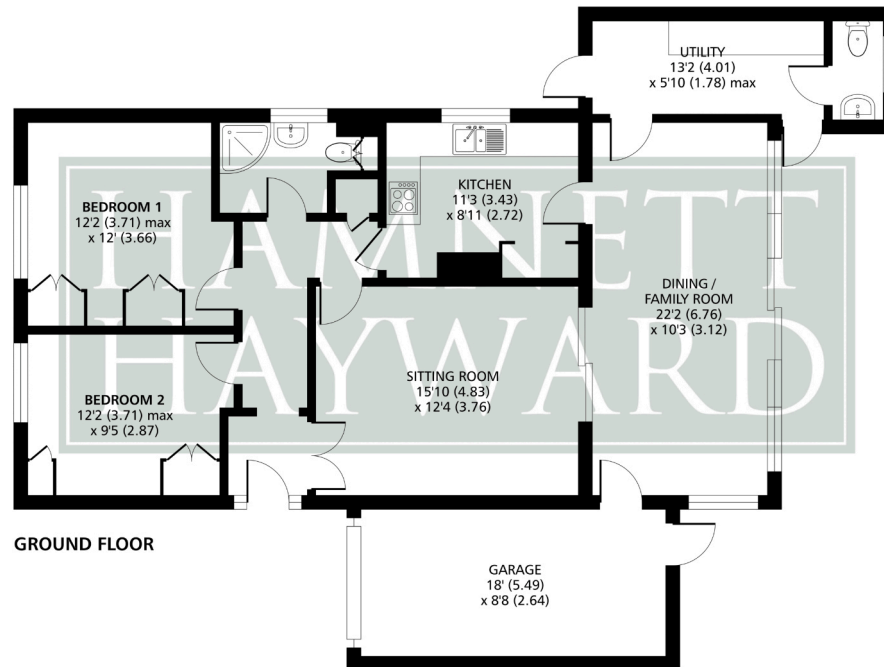
## Beech Road, Thame, OX9

Approximate Area = 1063 sq ft / 98.7 sq m

Garage = 156 sq ft / 14.4 sq m

Total = 1219 sq ft / 113.1 sq m

For identification only - Not to scale



GROUND FLOOR



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: 1088757

## 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 and a Sainsbury's 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 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 & Electricity

**Heating:** Gas fired central heating

**Energy Rating:** Current D (62) Potential C (80)

**Tenure:** Freehold

**Local Authority:** South Oxfordshire District Council

**Postcode:** OX9 2AN

**Council Tax Band:** E

GUIDE PRICE £695,000



HAMNETT HAYWARD

42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: [thame@hamnetthayward.co.uk](mailto:thame@hamnetthayward.co.uk)