

2 SEVEN ACRES

THAME, OXFORDSHIRE. OX9 3JQ



HAMNETT
HAYWARD

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An extended and modernised three bedroom family home with garage and secluded garden enjoying a lovely position within the town, just a short walk from the picturesque High Street.

Seven Acres is a very exclusive development of three and four bedroom family homes, combined with bungalows all predominately positioned around a central open green. The development is wonderfully positioned within this picturesque market town, just a short stroll from the town's health centre, the reputable Lord Williams's secondary school and the town centre itself for the extensive array of independent shops, cafe's, restaurants and bars.

Having been recently extended and modernised accommodation now comprises of a enlarged entrance hall with oak front door and ceramic tiled floor, cloakroom, beautiful contemporary kitchen fitted by Ridgeway Kitchens which includes an extensive range of fitted units including a larder cupboard, Siemens integrated appliances, granite worktops and twin Belfast sinks. The rear of the ground floor has been transformed with a full width extension completed in 2019 creating a bright and airy open plan living space zoned for a dining area, large vaulted sitting room with two sets of french doors leading to the rear terrace and space for a study area.

On the first floor the property has the benefit of three double bedrooms and a bathroom which is functional but would benefit from updating.

Outside, the property has extensive off street parking to the front and a single garage with power, light and personal door to rear garden. The remainder of the front is laid to lawn with flower borders. The rear garden offers a sunny and secluded south facing aspect and features a large stone patio with timber edging leading with the remainder being laid mainly to lawn.

This lovely family home is very unique within the town, offering a position close to the centre for access to the many shops on offer and just a short stroll to the Phoenix trail for a network of glorious rural walks.

“A MATURE THREE BEDROOM SEMI-DETACHED, HOME FORMING PART OF A QUIET RESIDENTIAL DEVELOPMENT BASED AROUND AN OPEN GREEN, WITHIN A STONE'S THROW OF LORD WILLIAMS'S SCHOOL AND THE TOWN CENTRE”



AT A GLANCE

- Extended Three bedroom family home offering contemporary accommodation
- Highly desirable location within a quiet development around an open green
- Located within a short walk of Lord Williams's school
- Attractive landscaped gardens with a large entertaining terrace, off street parking and garage.
- Fabulous, quiet 'family friendly' development within picturesque market town



SUMMARY

- Enlarged entrance hall
- Cloakroom
- Modern Ridgeway kitchen with Siemens integrated appliances
- Recently extended 19' Vaulted living room open plan to:
- Dining room with additional floor area suitable for a study or additional seating area.
- Three double bedrooms
- Original bathroom
- Extensive off street parking
- Garage
- Well tended front garden
- Landscaped rear garden with a recently laid terrace ideal for entertaining
- Major renovation including new windows, central heating, updated wiring, kitchen/sanitary ware, decoration and landscaping
- Highly sought after development situated around an open green
- 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

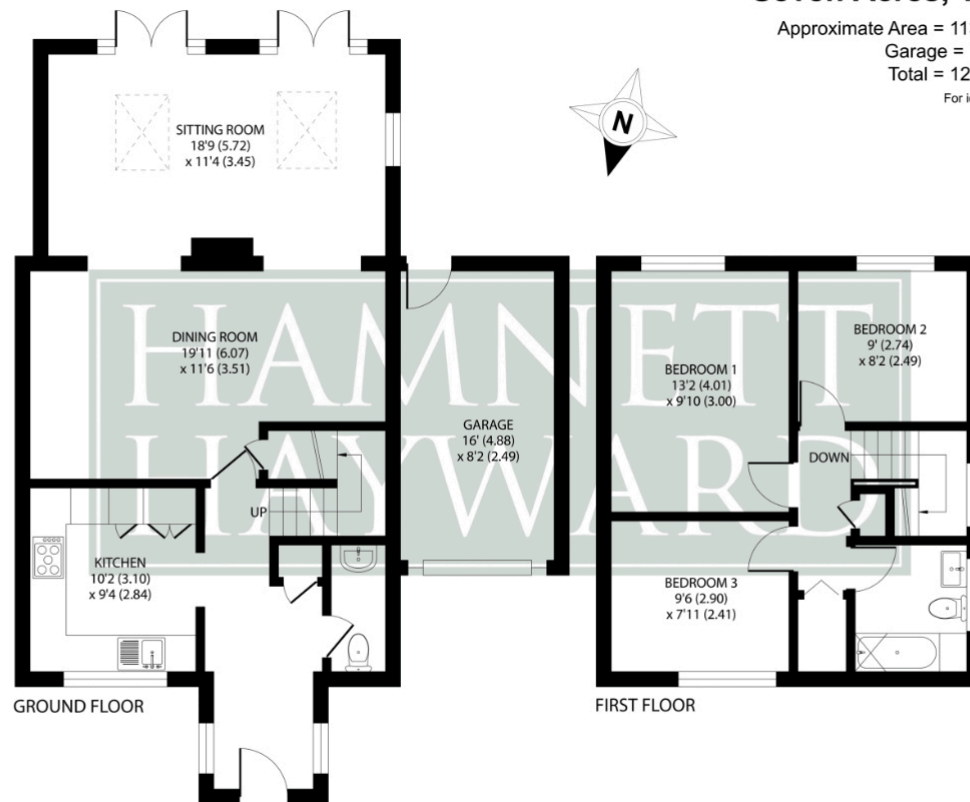
Seven Acres, Thame, OX9

Approximate Area = 1132 sq ft / 105.1 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 1268 sq ft / 117.7 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 D (68) Potential B (85)

Local Authority: South Oxfordshire District Council

Postcode: OX9 3JQ

Council Tax Band: E

GUIDE PRICE **£595,000**



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: 1116217

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