

THE BIRCHES

27 OXFORD ROAD, THAME, OXFORDSHIRE. OX9 2AJ



HAMNETT
HAYWARD

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A unique opportunity to acquire an individual four bedroom detached family home, wonderfully positioned within a short walk of the town centre

The Birches is an impressive four bedroom detached family home occupying a private development of just four individual homes, constructed within former school grounds approximately thirty years ago. The property enjoys a private and generous mature plot, with substantial parking to the front and a double garage. The property is offered for sale in good order with accommodation extending to almost 1,700 sq.ft whilst offering excellent scope to further extend. Located on the fringe of the town, the property is superbly placed for direct access to rural walks, the town centre and the popular Phoenix trail and nature reserve. For the commuter, bus links are available within Oxford Road to both the city of Oxford and the mainline station at Haddenham & Thame (London Marylebone under 40 minutes)

Internally, The Birches offers well balanced accommodation throughout, the ground floor offers three reception rooms and of particular note is the formal sitting room extending to 24' in length offering a light, triple aspect so flooded with natural light. Further accommodation includes a kitchen/breakfast room, fitted with shaker style cupboard and drawer units and a working surface extending into a breakfast bar. A study/family room is located overlooking the front garden and a single storey extension provides a dining room overlooking the rear garden.

First floor accommodation boasts four generous bedrooms, including both a principal bedroom suite with a bathroom and a guest bedroom with an en-suite shower room. Two further bedrooms are served by a family bathroom.

Externally the property is accessed via a private shingle driveway opening to a large area of off street parking for 4-5 vehicles and a double garage with an electric up and over door. Gated access to the side opens to the rear garden offering a delightful formal garden. The garden is laid predominantly to lawn with mature hedging providing an excellent degree of privacy, the garden is a particular attribute of this home and a large paved terrace is perfect for entertaining and alfresco dining.

In our opinion this unique home offers a fabulous opportunity to acquire an individual family home within the town, offering a non-estate setting.

“AN INDIVIDUAL FAMILY HOME OCCUPYING AN EXCLUSIVE LOCATION WITHIN A PRIVATE ROAD OF JUST FOUR UNIQUE HOMES, CONVENIENTLY POSITIONED WITHIN A SHORT WALK OF THE PICTURESQUE TOWN CENTRE ”



AT A GLANCE

- Rarely available four bedroom family home located within a private road of just four unique homes
- Beautiful mature gardens, substantial off street parking and a double garage
- Well balanced accommodation extending to 1,700 sq.ft with further scope to extend
- Highly sought after position within a short walk of the town centre and nature reserve
- Excellent links to Oxford and just a short drive to station for London Marylebone (under 40 minutes)
- Picturesque market town offering a number of independent shops, cafe's, bars and restaurants



PROPERTY SUMMARY

- Entrance hall
- Cloakroom
- 24' Sitting room
- Dining room
- Family room/Study
- Kitchen/breakfast room
- Utility room
- Master bedroom with en-suite bathroom
- Guest bedroom with en-suite shower room
- Two further bedrooms
- Family bathroom
- Substantial area of off street parking to the front
- Double garage
- Generous mature garden to the rear offering an excellent degree of privacy
- Scope to further extend
- Highly sought after position within an exclusive private road of just four individual homes
- Just a short walk of town centre
- Edge of town location with access to picturesque walks
- Picturesque market town
- A short walk from Thame Leisure Centre, Lord Williams's School and the High Street
- London Marylebone in under 40 mins from Haddenham & Thame parkway
- Close to bus routes for access into Oxford



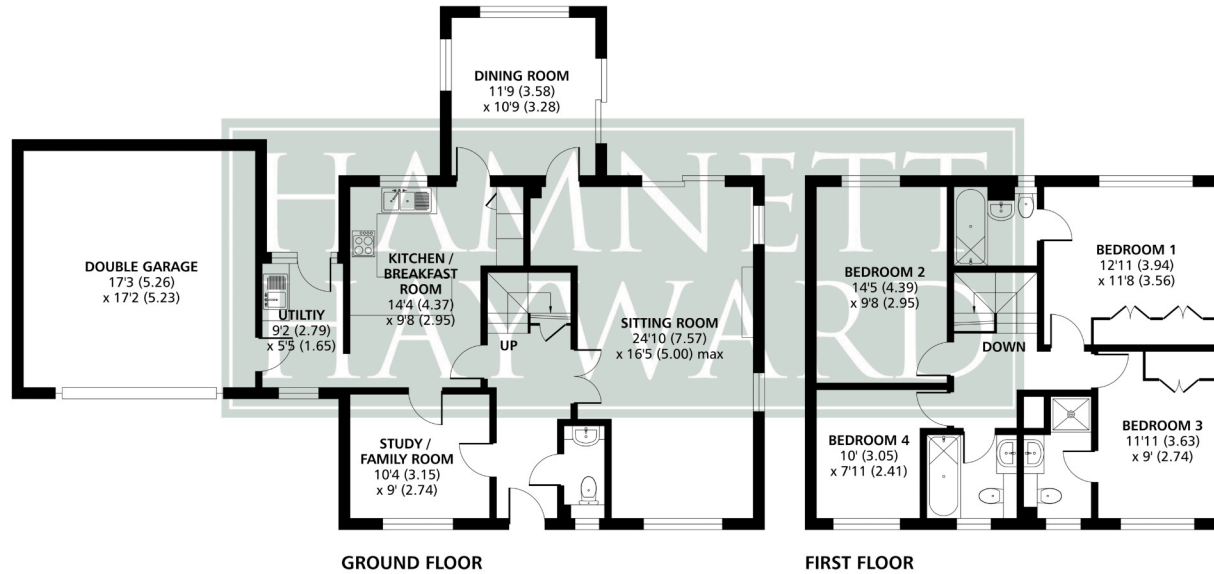
Oxford Road, Thame, OX9

Approximate Area = 1655 sq ft / 153.7 sq m

Garage = 300 sq ft / 27.8 sq m

Total = 1955 sq ft / 181.5 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: Currently D - 61, potentially C - 79

Local Authority: South Oxfordshire District Council

Postcode: OX9 2AJ

Council Tax Band: G

Tenure: Freehold

GUIDE PRICE £925,000



HAMNETT HAYWARD

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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: 1107570