

# 3 FOTHERGILL PLACE

THAME, OXFORDSHIRE. OX9 2BP



HAMNETT  
HAYWARD



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**A beautifully presented modern home enjoying an enviable location tucked away behind the picturesque town centre with parking.**

Constructed during the 1990's by Cala homes, this modern home has been recently extended to provide a stylish garden/dining room opening to a private walled garden at the rear. This small and peaceful development is conveniently positioned within a stone's throw of the thriving centre and just a short walk from the town's nature reserve and the popular Phoenix trail for dog walks and exercise. Thame is a beautiful market town with a fine selection of independent shops, cafe's, restaurants and bars whilst retaining much of it's original charm. For the commuter the M40 is within five minutes of junction 6, whilst Haddenham & Thame parkway is on the doorstep for a comprehensive service into London Marylebone (under 40 minutes).

On entering the property a small entrance hall provides access to a lovely sitting room which in turn flows into the extended dining/garden room. The kitchen is located to the front of the house and recently re-fitted with a range of shaker style units. A range of appliances include an integrated electric oven and gas hob. Of particular note is the rear extension, providing a lovely dining/garden room and opening directly out to the private garden.

On the first floor the property enjoys two bedrooms, the main bedroom enjoying built in wardrobes. A modern bathroom suite serves both bedrooms.

Externally, the property enjoys two off street parking spaces to the front and a small area laid to lawn. To the rear is an attractive walled garden which is very low maintenance with a terraced area for entertaining and a section of artificial grass. The garden enjoys a sunny South aspect and provides a good degree of privacy.

This is a unique opportunity to acquire an extended house within this popular development, offered for sale in immaculate condition and offering both off street parking and within easy reach of the numerous facilities on offer in the town centre

“A BEAUTIFULLY PRESENTED MODERN HOUSE ENJOYING A WONDERFUL SETTING TUCKED AWAY BEHIND THE PICTURESQUE HIGH STREET AND WITHIN A SHORT WALK OF THE NATURE RESERVE’



## AT A GLANCE

- Extended Two bedroom home offering contemporary accommodation
- Highly desirable location within a quiet development just a short walk from the town centre
- Close to The Nature Reserve and Phoenix Trail
- Modern fitted kitchen and bathroom
- Located within a picturesque market town offering excellent access to the station for London





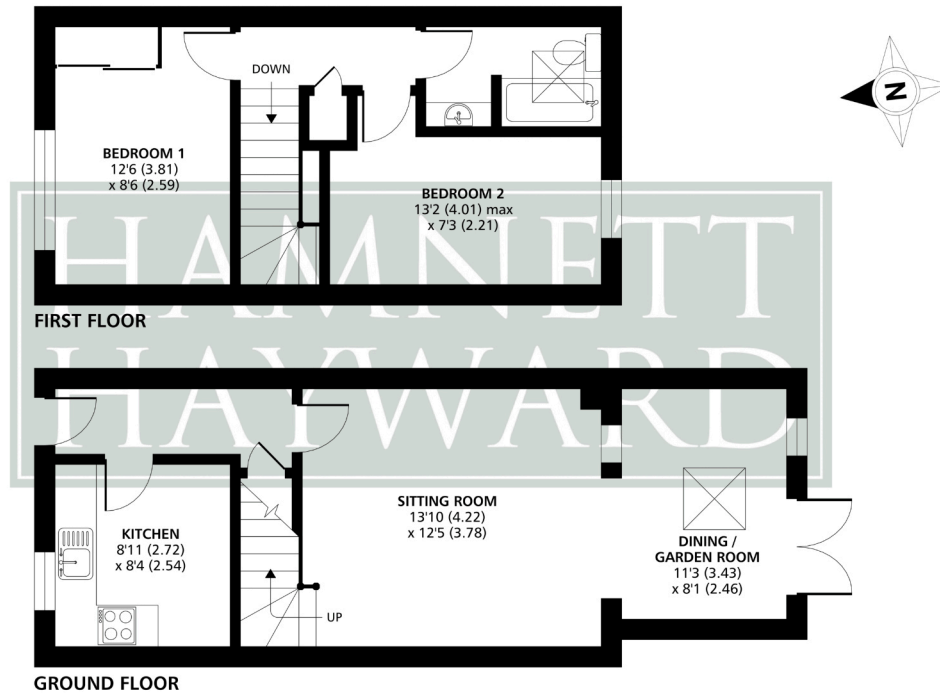
## SUMMARY

- Entrance hall
- Modern fitted kitchen with appliances
- Recently extended to provide dining/garden room
- 13' sitting room
- Two double bedrooms
- Modern family bathroom
- Off street parking for two vehicles
- Walled garden
- Low maintenance 'South-facing' garden
- Highly sought after and peaceful development
- Gas fired central heating with a modern boiler
- Within a stone's throw of the picturesque town centre offering a fine selection of independent shops and cafe's
- Just a short walk from the popular Phoenix trail, providing exceptional rural walks as far as the Chiltern hills
- No onward chain
- Good access to the station for London Marylebone

## Fothergill Place, Thame, OX9

Approximate Area = 762 sq ft / 70.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Hamnett Hayward Ltd. REF: 1123264

## 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 (73) Potential B (87)

Local Authority: South Oxfordshire District Council

Tenure: Freehold

Postcode: OX9 2BP

Council Tax Band: C

GUIDE PRICE **£385,000**

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