

27 WENTWORTH ROAD

THAME, OXFORDSHIRE. OX9 3XQ



HAMNETT
HAYWARD

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A modern three bedroom semi detached home, ideally positioned within a popular development just a short walk of the picturesque town centre.

Constructed during the 1980's to form part of this popular development, Wentworth Road is a quiet residential street of predominantly three bedroom homes, located close to an open green and within walking distance of Barley Hill Primary School, Lord Williams's Secondary School and Thame Health Centre. 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 the principal sitting room which in turn flows into the conservatory at the rear. The kitchen is located to the front of the house and fitted with a good range of cupboard and drawer units, with space for a range of appliances. Of particular note is the generous sitting/dining room, with space for an occasional study area and UPVC glazed doors opening to the conservatory. The conservatory is currently used as a dining room and has direct access to the rear garden.

On the first floor the property enjoys three bedrooms and a family bathroom with shower over.

Externally, the property enjoys an adjacent garage with parking in front. To the rear is a pleasant garden laid predominantly to lawn enjoying a paved terrace extending the full width of the house and to the rear of the garage. The garden offers a good degree of privacy and is enclosed with panel fencing and a mature hedge.

27 Wentworth Road offers the opportunity to acquire a competitively priced three bedroom home, in need of some updating but enjoying a quiet position whilst within easy reach of the numerous facilities on offer in the town centre

“A POPULAR RESIDENTIAL DEVELOPMENT LOCATED WITHIN A SHORT WALK OF THE PICTURESQUE TOWN CENTRE AND THE LOCAL SCHOOLS ’



AT A GLANCE

- A three bedroom semi-detached home enjoying a popular position close to a small green
- Highly desirable location within a quiet development just a short walk from the town centre
- Close to Barley Hill Primary School and Lord Williams's School
- Off street parking and garage
- Located within a picturesque market town offering excellent access to the station for London



SUMMARY

- Entrance hall
- Modern fitted kitchen with appliances
- Sitting/dining room with occasional study area
- Conservatory
- Three bedrooms
- Family bathroom
- Off street parking to the front
- Garage
- Private enclosed garden to the rear
- Popular residential development just a short walk from local schools
- Gas fired central heating
- Within a stone's throw of the picturesque town centre offering a fine selection of independent shops and cafe's
- Vacant possession with no onward chain
- Good access to the station for London Marylebone (under 40 minutes)



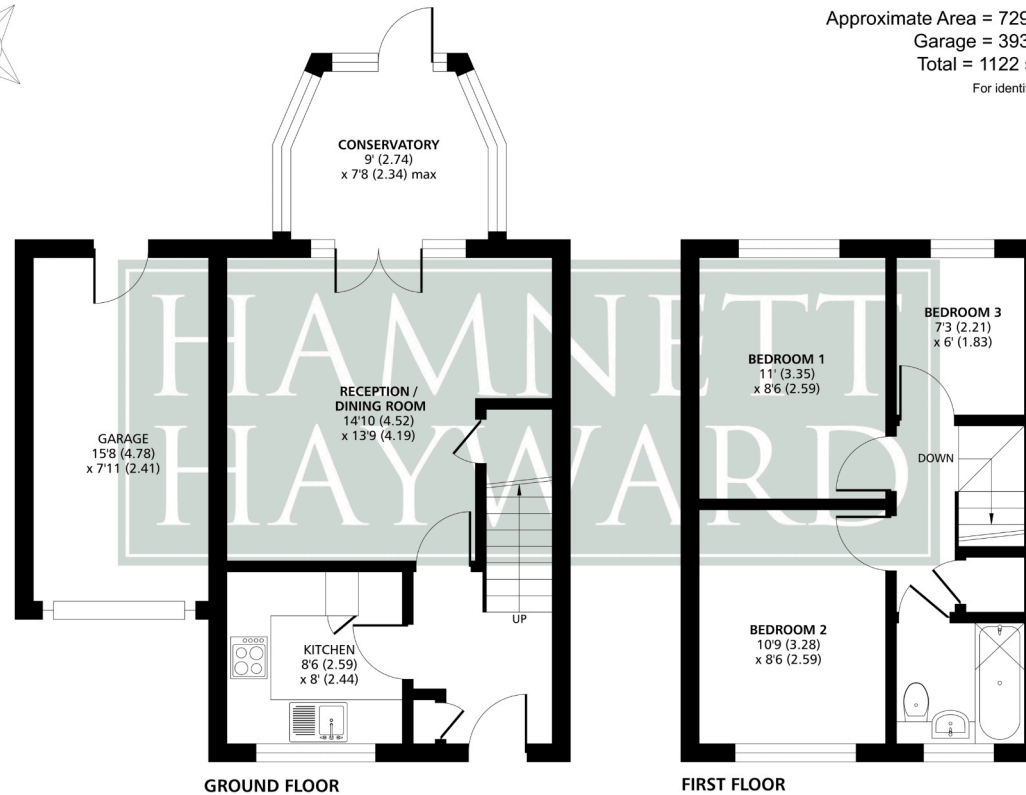
Wentworth Road, Thame, OX9

Approximate Area = 729 sq ft / 67.7 sq m

Garage = 393 sq ft / 36.5 sq m

Total = 1122 sq ft / 104.2 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 (89)

Local Authority: South Oxfordshire District Council

Tenure: Freehold

Postcode: OX9 3XQ

Council Tax Band: D

GUIDE PRICE **£375,000**



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: 1129138

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