

LARCHWOOD

6a TOWERSEY DRIVE, THAME, OXFORDSHIRE. OX9 3NR



HAMNETT
HAYWARD

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A fabulous architect designed family home offering stylish open plan living and a quiet setting within a short walk of the highly regarded Lord Williams's school.

Ideally positioned on the East side of this highly sought after market town, Towersey Drive is a unique residential street, well positioned within a short walk of Lord Williams's school and just a short stroll from the well regarded Phoenix trail, providing picturesque rural walks to The Chiltern Escarpment and a connection into the thriving town centre.

This beautifully presented home was constructed just ten years ago by a reputable local developer and designed to provide stylish open plan living, in particular the fabulous open plan kitchen/dining room, part vaulted and flooded with natural light. The ground floor is accessed via a spacious entrance hall with tiled flooring and an oak staircase to the first floor.

Accommodation comprises a study/family room, a cloakroom, a generous 17' sitting room, a kitchen/dining room and separate utility room. The kitchen is fitted with a range of walnut style base units and cream gloss eye level units, with Silestone work tops extending into a peninsula. A range of integrated appliances include a Neff Cirotherm oven and microwave with combination option, fridge/freezer, dishwasher and glass fronted wine cooler and induction hob. A separate utility room is located off the kitchen, with further storage, a sink unit and access to the side of the property. To the first floor are four bedrooms, the principal located at the rear with a range of fitted wardrobes and a well appointed shower room fitted with Villeroy & Boch sanitary ware. Three further bedrooms and a separate family bathroom complete the first floor.

Outside, the property enjoys a spacious plot with a paved driveway to the front offering ample off street parking, to the front of a garage with electrically operated door. The rear garden is a particular feature, beautifully tended and offering a good degree of seclusion, the garden is laid predominantly to lawn and enjoys a delightful block paved terrace ideal for entertaining. The garden enjoys a sunny South-Westerly aspect and is completely enclosed with timber fencing and mature hedging.

This stunning home offers a unique opportunity to acquire a property within this popular location, individual in design and unrepeatable in appearance and presentation.

“AN IMPRESSIVE ARCHITECT DESIGNED HOME SITUATED WITHIN A HIGHLY SOUGHT AFTER STREET, JUST A STONE'S THROW OF LORD WILLIAMS'S SCHOOL AND CLOSE TO PICTURESQUE RURAL WALKS”



AT A GLANCE

- A unique architect designed home offering stylish internal living space extending to 1,546 sq.ft
- Highly desirable location within a short walk of Lord Williams's secondary school
- Modern family living within a contemporary home, including a part vaulted kitchen/dining room
- South-West facing private garden, extensive off street parking and electric garage.
- Picturesque market town offering a thriving High Street and connections to London Marylebone



SUMMARY

- Entrance hall with oak staircase and ceramic floor
- Cloakroom
- Fabulous part vaulted open plan kitchen/dining room with feature curved wall and bi-fold doors to the garden.
- A range of Integrated appliances to kitchen including a Neff Circotherm oven, combination microwave/oven, five zone induction hob, fridge/freezer, dishwasher and glass fronted wine cooler
- Utility room
- 17' Sitting room
- Study/family room
- Principal bedroom with en-suite shower room
- Three further bedrooms
- Well appointed family bathroom
- Ample off street parking to the front
- Garage with electric door
- South-West facing rear gardens offering an excellent degree of privacy
- Beautifully manicured formal garden with terrace
- 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
- London Marylebone in under 40 minutes from nearby Haddenham & Thame Parkway
- No onward chain
- Accommodation extending to 1,546 sq.ft

NOT TO SCALE

Total approx. floor area 1701 sq.ft. / 158 sq.m
(Excluding garage 1546 sq.ft. / 142 sq.m)



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in the specification have not been tested by Hamnett Hayward and no guarantee as to their operating ability or their efficiency can be given.

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: Energy efficient condenser gas fired boiler providing pressurised central heating to wet radiator system.

Energy Rating: Current C (79) Potential B (88)

Local Authority: South Oxfordshire District Council

Postcode: OX9 3NR

Council Tax Band: F

Tenure: Freehold

GUIDE PRICE £799,950

**HAMNETT
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