

35 OLD UNION WAY

THAME, OXFORDSHIRE. OX9 2DF



HAMNETT
HAYWARD

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A well appointed four bedroom detached family home enjoying a unique setting overlooking an open green, within this highly sought after development.

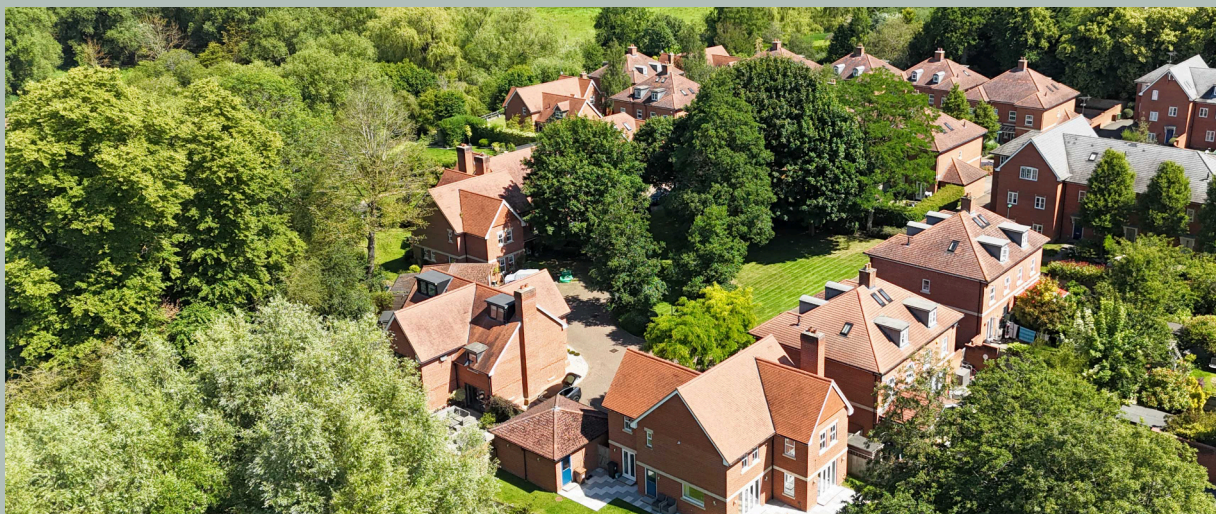
Ideally positioned overlooking an attractive green and situated just a short walk from the picturesque town centre, this is a rare opportunity to acquire one of only five flagship family homes forming part of the exclusive 'Renaissance' development constructed by Berkeley Homes in 2007. A particular feature of the property is the detached garden room providing a home office or gymnasium with a fitted kitchen, sauna and shower room. The property enjoys the most idyllic setting around a quiet green, adjoining countryside and just a short walk to the thriving town centre. The popular Phoenix trail is also just a short walk from the house opening a network of attractive rural footpaths. For the commuter, Haddenham & Thame parkway is within a short drive, offering a comprehensive service into London Marylebone (under 40 minutes)

Internally, this outstanding property has been finished to a very high standard throughout and offers well balanced, adaptable accommodation. A spacious hall has been recently tiled, which in turn flows through to the generous open plan dining room and kitchen/breakfast room. The kitchen itself is fitted with a bespoke range of white gloss, base and wall units with black granite worktops, an island unit also extends with a gas hob and breakfast bar. Further appliances include a Bosch double oven, a dishwasher and a 'Miele' integrated larder fridge. The sitting room extends to an impressive 17' with a stone fireplace housing a modern gas fire and glazed doors open to the lovely garden. Further accommodation to the ground floor includes a separate study, a utility room and a dining room opening from the kitchen. On the first floor the property benefits from four generous bedrooms including a lovely master bedroom with an en-suite bathroom and two further guest bedroom suites.

Externally 35 Old Union Way is approached via a delightful open green with off street parking and access to a double garage. To the rear is a generous garden laid predominantly to lawn which in turn extends to the side of the property with a rural outlook. The garden offers a 'south-easterly' aspect enclosed with a combination of panel fencing and the most attractive stone retaining wall. To the rear of the property is a paved terrace ideal for entertaining, this extends to the Westerly aspect for late afternoon sun.

With excellent connections to London Marylebone (under 40 minutes) via Haddenham & Thame parkway and with the many local shopping facilities available within town, this is a unique opportunity to acquire such a well placed family home.

"A UNIQUE OPPORTUNITY TO ACQUIRE AN EXCEPTIONAL FOUR BEDROOM DETACHED FAMILY HOME SITUATED OVERLOOKING AN ATTRACTIVE GREEN, WHILST JUST A STONES THROW FROM THE BEAUTIFUL TOWN CENTRE "



AT A GLANCE

- Outstanding four bedroom detached family home set around an attractive open green
- Fabulous detached outbuilding providing a home gymnasium, sauna, shower room and kitchen
- Master bedroom and two further guest bedroom suites
- Picturesque market town with excellent connections to London Marylebone (under 40 minutes)
- Lovely setting on the fringe of the historic town centre close to St Mary's church and Thame river



SUMMARY

- Reception hall
- Cloakroom
- Sitting Room with stone fireplace housing contemporary gas fire
- Kitchen/breakfast room with a range of appliances
- Utility room
- Dining room
- Study
- Principal bedroom with en-suite bathroom
- Two further guest bedrooms with en-suite bath and shower room
- Further double bedroom
- Outstanding plot with a generous South-East facing garden
- Double garage
- Detached garden room/gymnasium with kitchen, sauna and shower room
- 2,200 sq.ft of accommodation
- Views over countryside
- London Marylebone in under 40 minutes from nearby Thame & Haddenham Parkway
- Picturesque market town
- Close to St Mary's church and Thame river opening to rural walks
- Within a short walk of the picturesque High Street
- Vacant possession with no onward chain
- Good access to M40 junction 6 for London & Birmingham

LOCATION

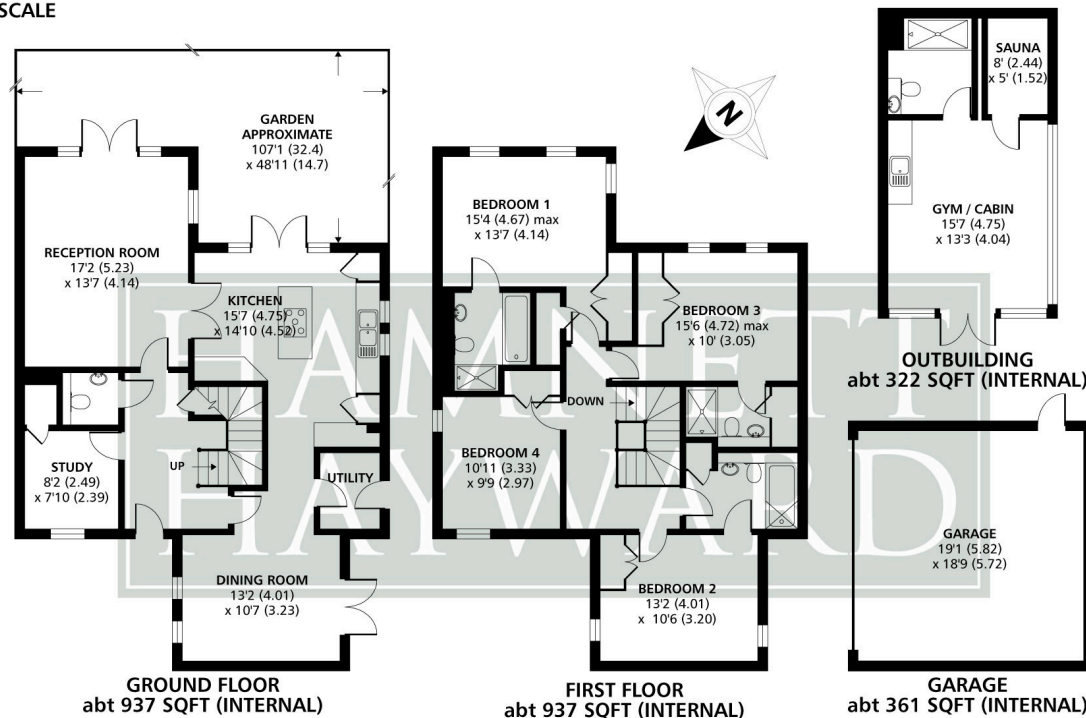
Thame is the quintessential English market town, located close to the Chiltern hills and the city of Oxford. Taking its name from the famous river that flows through its centre, the town is blessed with a long and illustrious history. These days it's a bustling, elegant place with something for all tastes. 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. For the commuter, Haddenham & Thame parkway for London Marylebone is just 2 miles and The M40 (junction 8a) is within striking distance offering access to Oxford, London and the nearby Bicester retail village. This thriving town offers a wonderful selection of independent shops, cafe's, restaurants, pubs, a sports centre and a regular market every Tuesday. Three reputable primary school's are located within the town and Lord Williams's Secondary school has both a lower and upper school and rated Good by Ofsted. further private schools in Oxford include The Dragon School, Magdalen College and St Edward's. For further restaurants outside of Thame, Le Manior Aux Quat Saisons, Sir Charles Napier and the Nut Tree, are close by.

ADDITIONAL INFORMATION

Services: Mains water, Gas and Electricity
Heating: Gas fired central heating to radiators
Energy Rating: Current C (76) Potential B (85)
Local Authority: South Oxfordshire District Council
Postcode: OX9 2DF
Council Tax Band: G

GUIDE PRICE £1,195,000

NOT TO SCALE



APPROX. GROSS INTERNAL FLOOR AREA 2235 SQFT 207.6 SQM (INCLUDES GARAGE & EXCLUDES OUTBUILDING)

Old Union Way, Thame, OX9

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. 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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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