

# 26 HODE GARTH

THAME, OXFORDSHIRE. OX9 3GF



HAMNETT  
HAYWARD



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**A substantial four bedroom detached family home set within a generous walled garden offering contemporary and stylish open plan living space.**

Constructed from attractive red brick elevations reminiscent of a double fronted period house, this fabulous family home is a unique style forming part of this select development by Bellway Homes in 2018. Ideally positioned on the periphery of the development, this fine home overlooks the beautiful Thame Park estate with woodland views and further views over The Chilterns beyond. Furthermore, the property spills out to lovely adjoining walks bordering Thame Park, whilst linking to a network of further footpaths including the popular Phoenix trail connecting you directly to the picturesque town centre. For the commuter, Haddenham & Thame parkway is within a short drive, offering a comprehensive service into London Marylebone (under 40 minutes)

Offering bright and airy reception rooms ground floor living has been designed around a wonderful open plan kitchen/family/dining room which flows into a large glazed lounge area with bi-fold doors opening onto the garden. The kitchen has been fitted with a contemporary range of wall and floor units with granite worktops, a comprehensive range of AEG integrated appliances, glass fronted wine refrigerator and Quooker hot water tap. The remaining receptions include a bright and airy 18' double aspect sitting room, useful study and a sizeable third reception currently used as a reading room.

Bedroom accommodation is set out over two floors and includes an impressive five double bedrooms. The first floor features a 19' master bedroom and guest bedroom both with en-suite shower rooms whilst on the second floor the property includes a superb self contained bedroom suite with shower room and extensive built-in storage/wardrobes.

Outside 26 Esingdon Drive is approached by a block pavia drive which in-turn provides access to a substantial 29' x 18' garage with electric door and workshop area. Further access is available from the garden with a small hallway and staircase rising to an outstanding 26' Studio with scope (subject to building regulations\*) to convert into a self contained annex. The rear gardens have been beautifully landscaped with a large stone patio and two further entertaining areas ideal for alfresco dining. The remainder is laid predominantly to lawn and is inclosed by a stone wall and close boarded fence work.

Being located on the south fringe of the development the property enjoys open views to the front aspect and public access to the adjoining field.

“AN EXCEPTIONAL FOUR BEDROOM DETACHED FAMILY HOME, IDEALLY POSITIONED OFFERING STUNNING VIEWS OVER THE ADJOINING THAME PARK ESTATE AND VIEWS OF THE BEAUTIFUL CHILTERN HILLS”



## AT A GLANCE

- Outstanding four bedroom detached family home enjoying views of adjoining countryside
- Substantial open plan kitchen/dining/family room extending to 22' in length
- Master bedroom and guest bedroom suites, with further family bathroom
- Picturesque market town with excellent connections to London Marylebone (under 40 minutes)
- Lovely setting with immediate access to a network of walks, linking to The Phoenix Trail and town





## SUMMARY

- Reception hall
- Cloakroom
- Sitting Room
- Family room
- Substantial 22' open plan kitchen/dining room
- Utility room
- Study
- Generous landing
- Master bedroom with en-suite shower room
- Guest bedroom with en-suite shower room
- Two further first floor double bedrooms
- Family bathroom
- Detached double garage
- Extensive off street parking
- Large walled garden offering a good degree of privacy
- Over 2,300 sq.ft of accommodation
- Stunning views over the Thame Park Estate and Chiltern hills beyond
- London Marylebone in under 40 minutes from nearby Thame & Haddenham Parkway
- Picturesque market town
- Access to a network of footpaths through the Thame Park Estate and The Phoenix Trail linking to the town centre and local schools
- Selection of excellent schools within the school
- Within a short drive of M40 junction 6

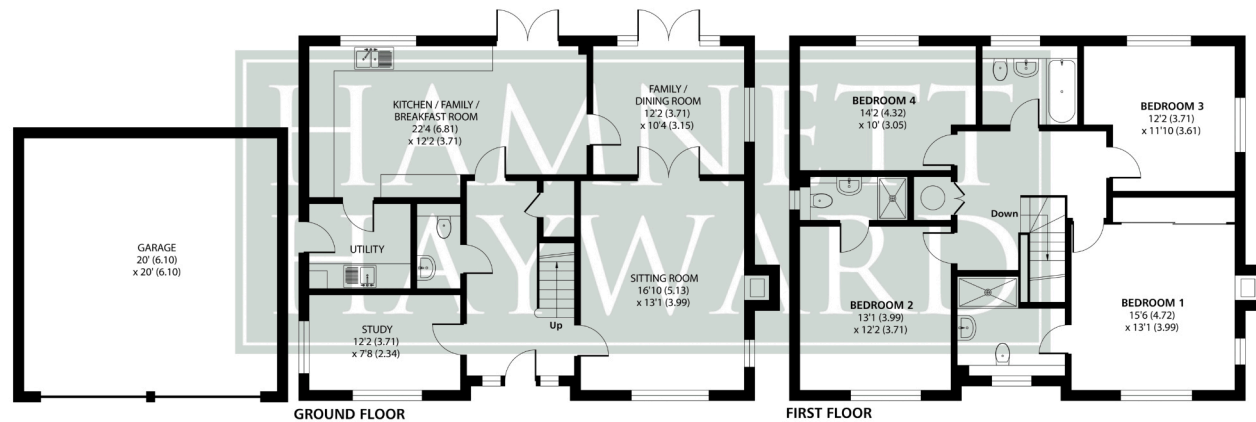
## Hode Garth, Thame, OX9

Approximate Area = 1922 sq ft / 178.5 sq m

Garage = 400 sq ft / 37.1 sq m

Total = 2322 sq ft / 215.6 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: Current B (85) Potential A (92)

Local Authority: South Oxfordshire District Council

Postcode: OX9 3GF

Council Tax Band: F

GUIDE PRICE **£949,000**



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