

3 JUBILEE GARDENS

THAME, OXFORDSHIRE. OX9 2BJ



HAMNETT
HAYWARD

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A mature five bedroom detached family home set in stunning landscaped gardens of almost a quarter acre offering over 3500 Sqft of contemporary living space

Set within an exclusive enclave of only five substantial family homes, 3 Jubilee Gardens is an exceptional example of modern family living located within walking distance of the town centre, Cuttlebrook nature reserve and popular Phoenix trail.

On entering the spacious reception hall with oak floor you have access to all four reception rooms and a generous cloakroom. The kitchen/family room was extended and remodelled in 2019 to create a stunning 29' living space fitted with a bespoke range of high quality 'Hacker' floor and wall units with 'Silestone' countertops which includes a beautiful 2.8 meter island. This outstanding kitchen includes a full range of Siemens integrated appliances featuring four ovens which include steam oven and microwave functionality, full height Liebherr integrated fridge and freezer, 'Quooker' instant hot water tap, and for entertainment, the ceiling has two recessed Bose speakers. Large porcelain floor tiles and bi-fold doors complete the contemporary look and for the chef in the family, there is a wonderful walk-in pantry. From the kitchen a staircase rises to a 21' utility room and gym which could also be used as a home office. The spacious triple aspect living room is located at the rear of the house and includes a log burning stove and bi-fold doors opening onto the garden whilst to the front aspect there is a study with bay window and spacious playroom/den both featuring oak floors.

The first floor is equally spacious with a generous landing, 22' master bedroom with full length range of built-in wardrobes and modern en-suite bathroom with separate shower cubicle, two large guest bedrooms with en-suite shower rooms and two further double bedrooms served by a large family bathroom with separate shower cubicle.

Outside the property benefits from extensive off street parking leading to a double garage with twin electric doors. To the rear the wrap-around gardens have been professionally landscaped and offer an excellent degree of seclusion. Directly behind the house is a large sunny terrace laid with high quality contemporary stone which in turn opens on a large lawn area. To the side there are further gardens laid to lawn which lead to an enclosed courtyard with garden shed and side access. The gardens are enclosed by a pleasant mixture of pleached trees and close boarded fence work and include an automated pop-up sprinkler system & multiple outdoor electric sockets.

An internal inspection is thoroughly recommended to appreciate this outstanding property which has been extended and updated to the highest standards throughout.

"A RARE OPPORTUNITY TO ACQUIRE ONE OF ONLY FIVE SUBSTANTIAL DETACHED FAMILY HOMES FORMING PART OF A EXCLUSIVE DEVELOPMENT SET AROUND A BEAUTIFUL SUNKEN GARDEN"



AT A GLANCE

- Outstanding extended and modernised family home offering over 3500 sqft of living space
- Stunning kitchen/family room with bespoke 'Hacker' fitted kitchen
- Three further very generous receptions and five double bedrooms
- Totally modernised with with new bathrooms, plumbing, windows and up-dated decoration
- Large landscaped plot of almost a quarter acre & cul-de-sac setting



SUMMARY

- Reception hall
- Cloakroom
- Outstanding 29 ft Kitchen/dining/family room
- 23 ft Sitting room with log burning stove
- Play room
- Study
- Master bedroom with en-suite bathroom with separate shower cubicle
- Two further guest bedrooms with en-suite shower rooms
- Two further double bedrooms (5 total)
- Family bathroom
- 21ft Gym/utility room
- Double garage with electric doors
- Extensive off street parking
- Landscaped wraparound garden with large terrace and automated watering system with computerised pop up sprinkler
- Updated and extended to a very high standard throughout
- Over 3500 Sq.ft of living space plus garage
- Unique tucked away development of only five substantial family homes set around a sunken garden
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
- Picturesque market town
- No onward chain

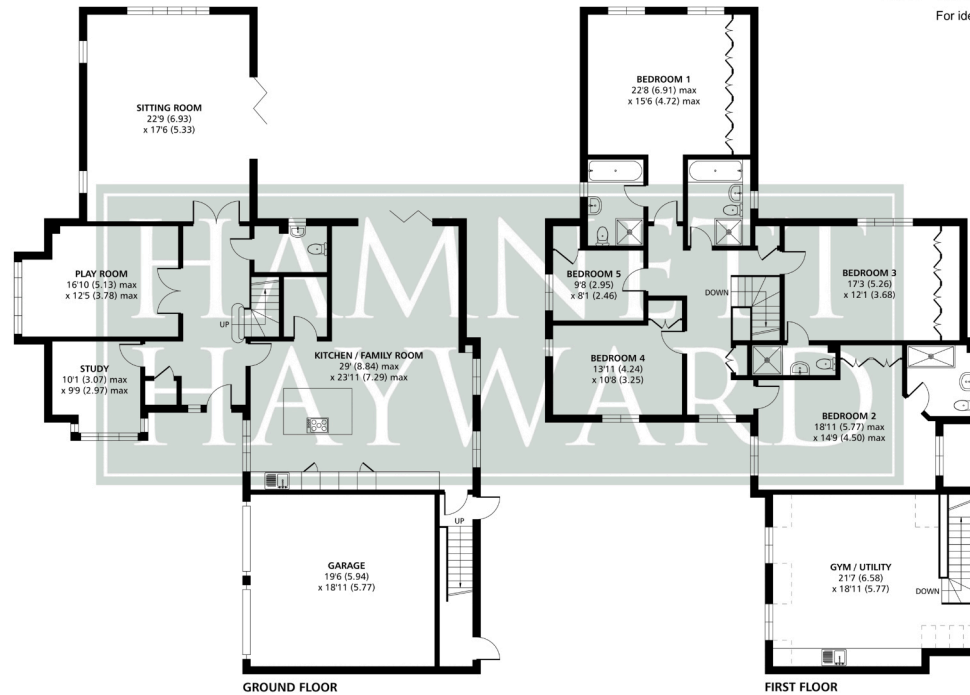
Jubilee Gardens, Thame, OX9

Approximate Area = 3840 sq ft / 356.7 sq m (includes garage)

Limited Use Area(s) = 45 sq ft / 4.1 sq m

Total = 3885 sq ft / 360.8 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 with under floor heating to kitchen/family room and bathrooms

Energy Rating: Current C (80) Potential B (84)

Local Authority: South Oxfordshire District Council

Postcode: OX9 2BJ

Council Tax Band: G

GUIDE PRICE **£1,675,000**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hamnett Hayward Ltd. REF: 993617

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