

# 68 ROBIN GIBB ROAD

THAME, OXFORDSHIRE. OX9 3FG



HAMNETT  
HAYWARD



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**A modern three bedroom semi-detached family home constructed just five years ago to form a popular development close to the renowned Phoenix trail.**

Robin Gibb Road is a popular residential street forming part of this popular development located on the fringe of this highly sought after and picturesque market town. 68 enjoys an enviable position on the edge of the development overlooking an open green and close to a network of footpaths connecting to the popular Phoenix trail and within catchment of the highly regarded John Hampden primary school. For the commuter, the development offers good access for junction 6 of the M40 to London and within a short drive of Haddenham & Thame parkway for a comprehensive service into London Marylebone (under 40 minutes).

Internally the property enjoys beautifully presented accommodation arranged over two floors, particular mention is made of the open plan kitchen/dining room overlooking the sunny, South-West facing rear garden. Further accommodation includes a generous sitting room overlooking the green and play area to the front, a cloakroom and a separate utility room. The kitchen itself is fitted with a range of contemporary, white style cupboard and drawer units, integrated appliances include an electric oven and gas ring hob, dishwasher and fridge/freezer. A large worktop extends into a breakfast bar providing a sociable area and the dining room opens from the kitchen with glazed doors directly to the sunny garden. To the first floor are three double bedrooms including a master bedroom with an en-suite shower room. Two further bedrooms are served by a family bathroom.

Outside, off street parking for two cars is available to the side of the property with further gated access opening to the rear garden. A particular attribute of this home is the fabulous garden, recently landscaped to provide a generous terrace for entertaining. A lawned area is enclosed with timber panelled fencing and a garden shed offers good outside storage. EPC rating is B and accommodation extending to a generous 968 SQ.FT.

An excellent opportunity to acquire a spacious three bedroom family home, located within a lovely position, forming a popular development with excellent connections to The Phoenix Trail and the town's reputable schools.

“A BEAUTIFULLY PRESENTED THREE BEDROOM PROPERTY ENJOYING A LOVELY POSITION OVERLOOKING AN OPEN GREEN, WITHIN A POPULAR FAMILY FRIENDLY DEVELOPMENT WITHIN THIS POPULAR MARKET TOWN”



## At a Glance

- Spacious three bedroom semi-detached home located on the fringe of this popular development.
- Highly desirable location within walking distance of The Phoenix Trail and John Hampden school
- Lovely open plan Kitchen/dining room extending to 18' in length
- Generous rear garden offering a Westerly aspect and fabulous entertaining space
- Picturesque market town providing good access to London Marylebone (under 40 mins from station)



## SUMMARY

- Entrance hall
- Cloakroom
- 18' Open plan kitchen/dining room with integrated appliances and a breakfast bar for entertaining
- Utility room with personnel door to outside
- Sitting room overlooking open green
- Master bedroom with en-suite shower room
- Two further double bedrooms
- Family bathroom
- Off street parking for two vehicles
- Recently landscaped gardens
- Generous West facing garden with large entertaining terrace
- Detached garden storage shed
- Popular 'family friendly' development
- Catchment for John Hampden primary school
- Within a short walk of the popular Phoenix Trail
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
- Picturesque market town with a selection of restaurants, bars and cafe's
- No onward chain
- Reputable schools

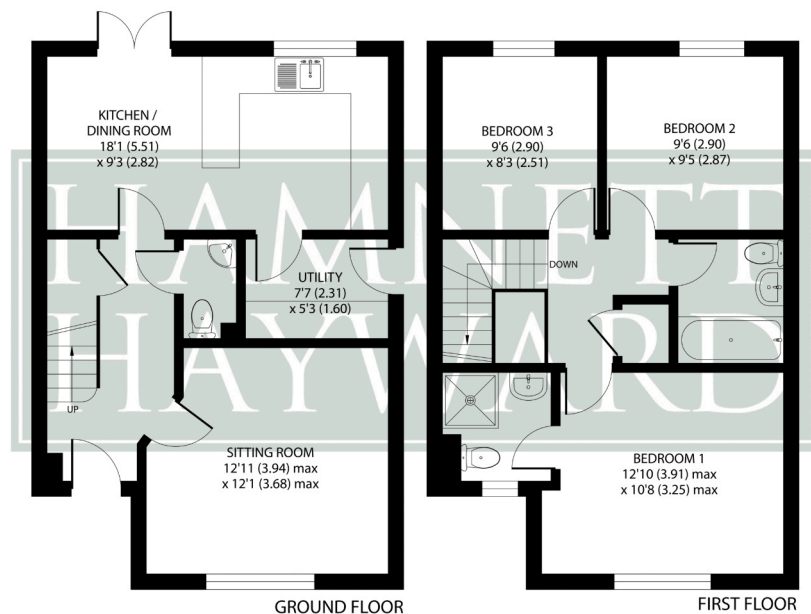




## Robin Gibb Road, Thame, OX9

Approximate Area = 968 sq ft / 89.9 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 and High Street brands, including Gails the bakery and Crew clothing. A fine selection of bars, restaurants, public houses and cafe's also line this historic High Street. A Waitrose, Sainsburys and Marks & Spencer supermarket are also located within the town. 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 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 and Grammar Schools in Aylesbury, 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 B (84) Potential A (95)

Local Authority: South Oxfordshire District Council

Postcode: OX9 3FG

Council Tax Band: D

GUIDE PRICE £485,000

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hamnett Hayward Ltd. REF: 1216863

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