

22 BARTONE PLACE

THAME, OXFORDSHIRE. OX9 3ED



HAMNETT
HAYWARD

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

Bartone Place is a popular residential street forming part of this popular development located on the fringe of this highly sought after and picturesque market town. 22 enjoys an enviable position on the edge of the development overlooking a small open green area and close to a footpath circulating the development, ideal for dog walkers and runners. The development is close 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 complete with integrated appliances. Further accommodation includes a generous sitting room opening to a modern conservatory, which in turn opens to the private rear garden. The kitchen itself is fitted with a range of contemporary cupboard and drawer units, integrated appliances include an Electrolux double electric oven and gas ring hob, dishwasher, washing machine and fridge/freezer. A bespoke conservatory has been recently constructed to provide a sunny family room overlooking the garden. To the first floor are four bedrooms including a master bedroom with an en-suite shower room. Three 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 three terrace areas for entertaining. A lawned area is enclosed with timber panel fencing and a personnel door opens to the garage. EPC rating is B and accommodation extends to a generous 1,233 SQ.FT.

An excellent opportunity to acquire a four bedroom detached 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 FOUR BEDROOM PROPERTY ENJOYING A LOVELY POSITION FORMING PART OF A POPULAR FAMILY FRIENDLY DEVELOPMENT, WITHIN THIS PICTURESQUE MARKET TOWN”



AT A GLANCE

- Four bedroom 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 and modern conservatory
- 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
- Open plan kitchen/dining room with integrated appliances
- 17' Sitting room
- Modern conservatory
- Master bedroom with en-suite shower room
- Three further double bedrooms
- Family bathroom
- Off street parking for two vehicles
- Recently landscaped gardens
- Generous West facing garden with large entertaining terrace
- 22' garage
- 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

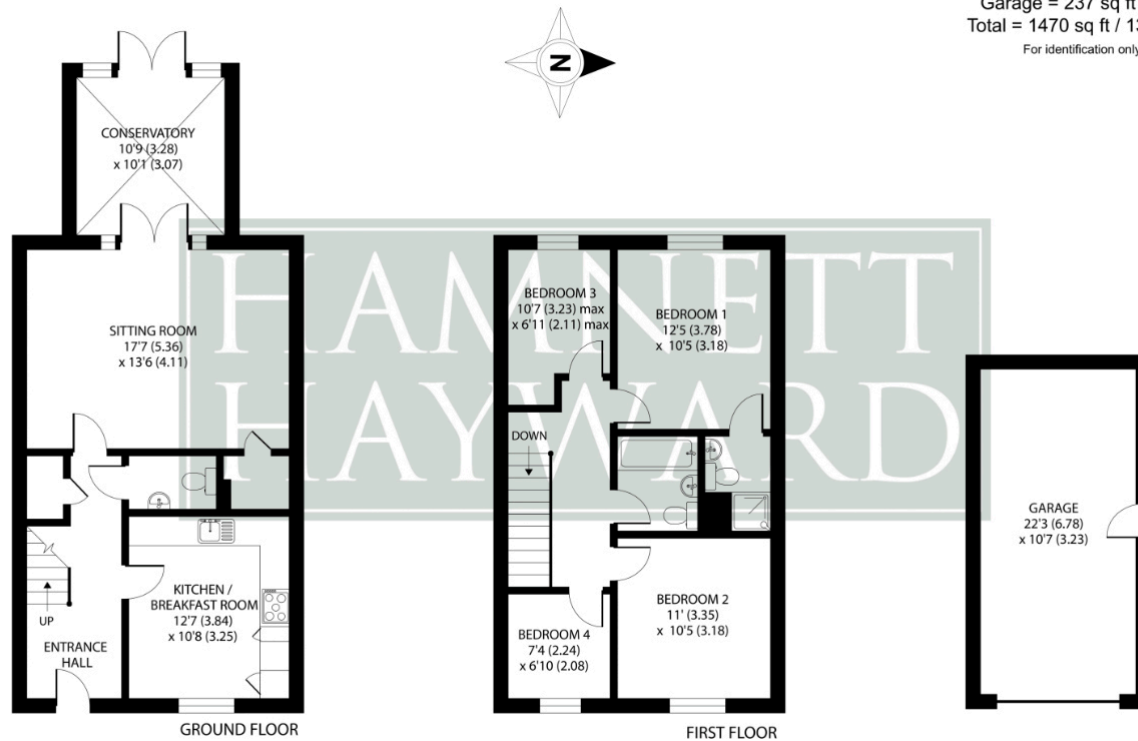
Bartone Place, Thame, OX9

Approximate Area = 1233 sq ft / 114.5 sq m

Garage = 237 sq ft / 22 sq m

Total = 1470 sq ft / 136.5 sq m

For identification only - Not to scale



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: 1215278

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 (86) Potential A (95)

Local Authority: South Oxfordshire District Council

Postcode: OX9 3ED

Council Tax Band: D

GUIDE PRICE £582,500

**HAMNETT
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42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: thame@hamnetthayward.co.uk