

5 THE HOMESTEAD

THAME, OXFORDSHIRE. OX9 2PP



HAMNETT
HAYWARD

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Located within the heart of the town, a well maintained modern three bedroom retirement bungalow with the benefit of a garage set in a generous secluded plot.

The Homestead is a most sought after development of modern homes designed exclusively for the over 60's with well-maintained central communal gardens, visitor and resident parking and a private pathway leading directly to the Lower High Street, all of which are illuminated at night.

5 The Homestead is nestled in the corner of the development with its own private wrap around garden. Internally, the property has benefited in recent years from a refitted kitchen and shower room, new doors, redecoration throughout and includes good quality carpets.

The welcoming hallway has both an airing cupboard and a further storage cupboard ideal for coats and boots. The kitchen is fitted with a Shaker style range of base and wall units with integrated oven, hob and extractor hood and has room for a breakfast table. The sitting room is both light and spacious with a feature electric fireplace and access via sliding glazed doors to the pretty rear garden. There is also the added bonus of a large brick and uPVC double glazed conservatory again with doors leading to the garden. There are two bedrooms, the principal featuring fitted wardrobes and the second currently being used as an office complete with a range of easily removable built-in storage cupboards. There are also double doors providing access to the conservatory. The shower room features a large walk in shower with seat, WC and vanity unit.

Externally, the front door has a lighted storm porch, and there is a useful storage cupboard ideal for tools and gardening equipment. Gated access leads around to the rear garden which is both private and fully enclosed. The gardens wrap around two sides of the bungalow and have been professionally landscaped for low maintenance. They are laid mainly to patio with an array of mature planted borders, specimen trees and raised vegetable beds. The garden also includes a useful potting shed and terracotta water feature.

The garage is located opposite the bungalow in a block of four and features an electric up-and-over door for easy access.

“AN EXTREMELY RARE OPPORTUNITY TO ACQUIRE A TWO BEDROOM RETIREMENT BUNGALOW FORMING PART OF A MOST SOUGHT AFTER DEVELOPMENT WITH DIRECT ACCESS ONTO THE PICTURESQUE HIGH STREET”



AT A GLANCE

- Retirement bungalow forming part of a highly sought after development
- Level walking distance of the town centre with private pedestrian access off lower High Street
- Decorated to a high standard with upgraded kitchen and shower room
- Two good sized bedrooms and modern uPVC double glazed conservatory
- Beautiful landscaped garden with low maintenance in mind



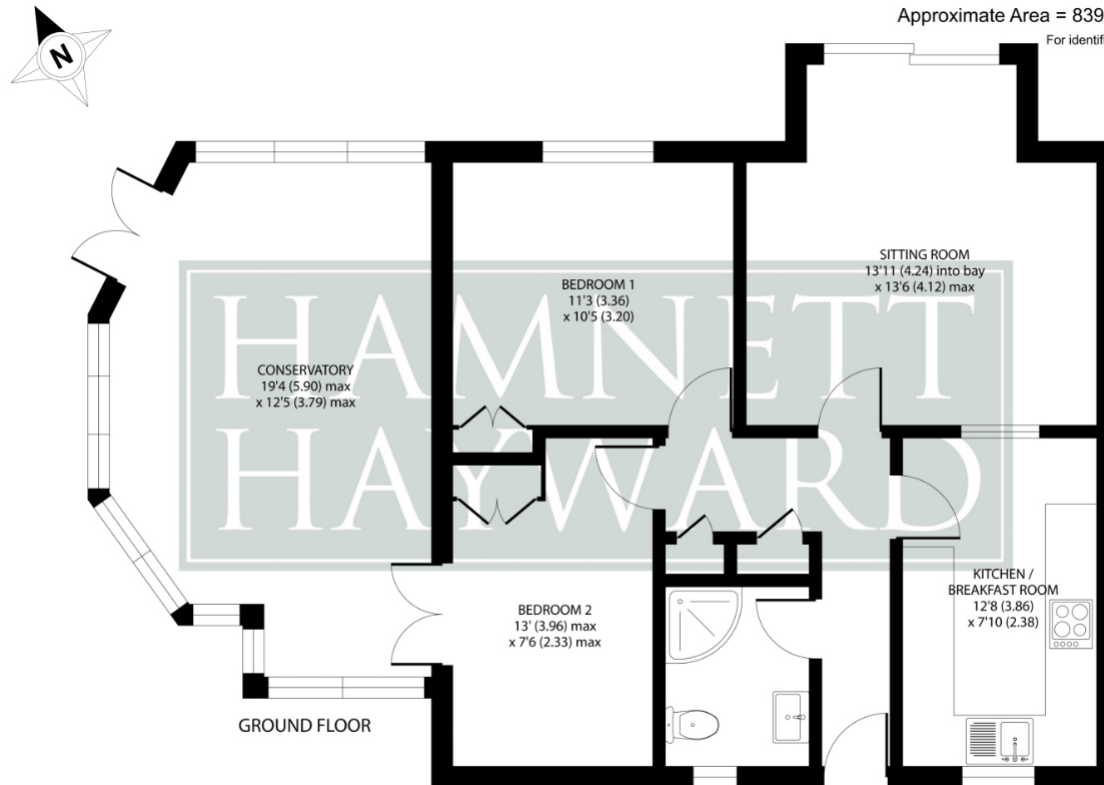
SUMMARY

- Entrance hall
- Living room
- Kitchen/breakfast room
- Conservatory
- Principal bedroom
- Bedroom 2/office with fitted storage
- uPVC double glazed conservatory
- Shower room
- Wrap around landscaped garden
- Garage with electric door
- Resident and visitor parking
- Easy access to the High Street
- Sought-after retirement development for the over 60's
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
- Picturesque market town
- NO UPWARD CHAIN

The Homestead, Thame, OX9

Approximate Area = 839 sq ft / 77.9 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: 1221151

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 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, 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 D (64) Potential B (88)

Local Authority: South Oxfordshire District Council

Tenure: Freehold

Service & Management charge (current to 31.03.25) £1026.00 PA

Postcode: OX9 2PP

Council Tax Band: E

GUIDE PRICE **£545,000**

**HAMNETT
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HAMNETT HAYWARD

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