

16 MAPLE ROAD

THAME, OXFORDSHIRE. OX9 2BH



HAMNETT
HAYWARD

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A unique opportunity to acquire a substantial five bedroom detached family home, enjoying a wonderful position within a highly regarded development adjoining a nature reserve.

16 Maple Road is an outstanding five bedroom detached family home enjoying substantial and adaptable family living extending to 2,188 sq.ft, and forming part of a highly desirable development of just 28 four and five bedroom detached family homes. Maple Road is regarded as one of the most highly sought after developments within the town, just a short walk from the thriving town centre and Lord Williams's secondary school. The development also adjoins the highly renowned Phoenix Trail, offering immediate access to a network of rural walks and trails. For the commuter, Haddenham & Thame parkway is close by providing a comprehensive service into London Marylebone (under 40 minutes).

A large reception hall offers an impressive welcome into this wonderful family home, with a cloakroom and further access to the majority of the many reception rooms. Of particular note is the recently constructed garden room, architecturally designed to create an all encompassing reception room, with glazed aluminium bi-fold doors opening directly to the garden. The garden room conveniently opens to the kitchen/breakfast room, with further internal bi-fold doors to the snug and sitting room. The kitchen has been fitted with a range of contemporary base and wall units with black granite work surfaces and integrated Neff appliances, including a gas hob, electric oven and dishwasher. A separate utility room has access to the garden and the internal garage. Further ground floor living space includes a useful office, a sitting room with wood burning stove and a snug/library. First floor accommodation does not disappoint with a spacious master suite located over the garage that includes a 17' part vaulted bedroom, large en-suite bathroom and dressing area with built-in wardrobes. The guest bedroom also features an en-suite shower room with the remaining three bedrooms being served by a modern family bathroom. All five bedrooms have built-in wardrobes.

Externally, 16 Maple Road offers ample off street parking to the front and direct access to the double garage. The rear garden is generous for a modern Thame property and has the unique feature of gated access directly to the Phoenix Trail offering a two minute walk to Lord Williams's school. The garden is laid mainly to lawn with a number of mature shrubs, a large terrace offers the perfect setting for entertaining and to soak up the late afternoon/early evening sun.

A WONDERFUL FIVE BEDROOM DETACHED FAMILY HOME ENJOYING THE MOST SUPERB SETTING ADJOINING OPEN COUNTRYSIDE, WHILST WITHIN A SHORT WALK OF THE PICTURESQUE TOWN CENTRE.



AT A GLANCE

- Substantial five bedroom detached family home offering outstanding views over countryside
- Beautiful secluded garden with gated access directly on to Phoenix Trail
- Highly sought after development of large detached homes adjoining Cuttlebrook nature reserve
- Recently extended with a bespoke garden room with glazed aluminium bi-fold doors to garden
- Easy access to the town centre and only a short walk to Lord Williams's Upper School



SUMMARY

- Entrance hall
- Cloakroom
- 20' sitting room with wood burning stove
- Snug/library
- 18' kitchen/breakfast room opening to;
- Impressive bespoke garden room extending to 20'
- Office
- Utility room
- Master bedroom suite with en-suite bathroom and dressing area
- Guest bedroom with en-suite shower room
- Three further bedrooms
- Family bathroom
- 17' Double garage
- Ample off street parking
- Large 'West facing' garden offering an excellent degree of privacy
- Gated access directly to the Phoenix Trail and open countryside
- Easy walking distance to Lord William's Upper School
- Sought after residential development
- No onward chain
- London Marylebone in under 40 minutes from Haddenham & Thame parkway
- Solar panels generating 2.82 kWp providing approximately £2000 PA tax free through FIT

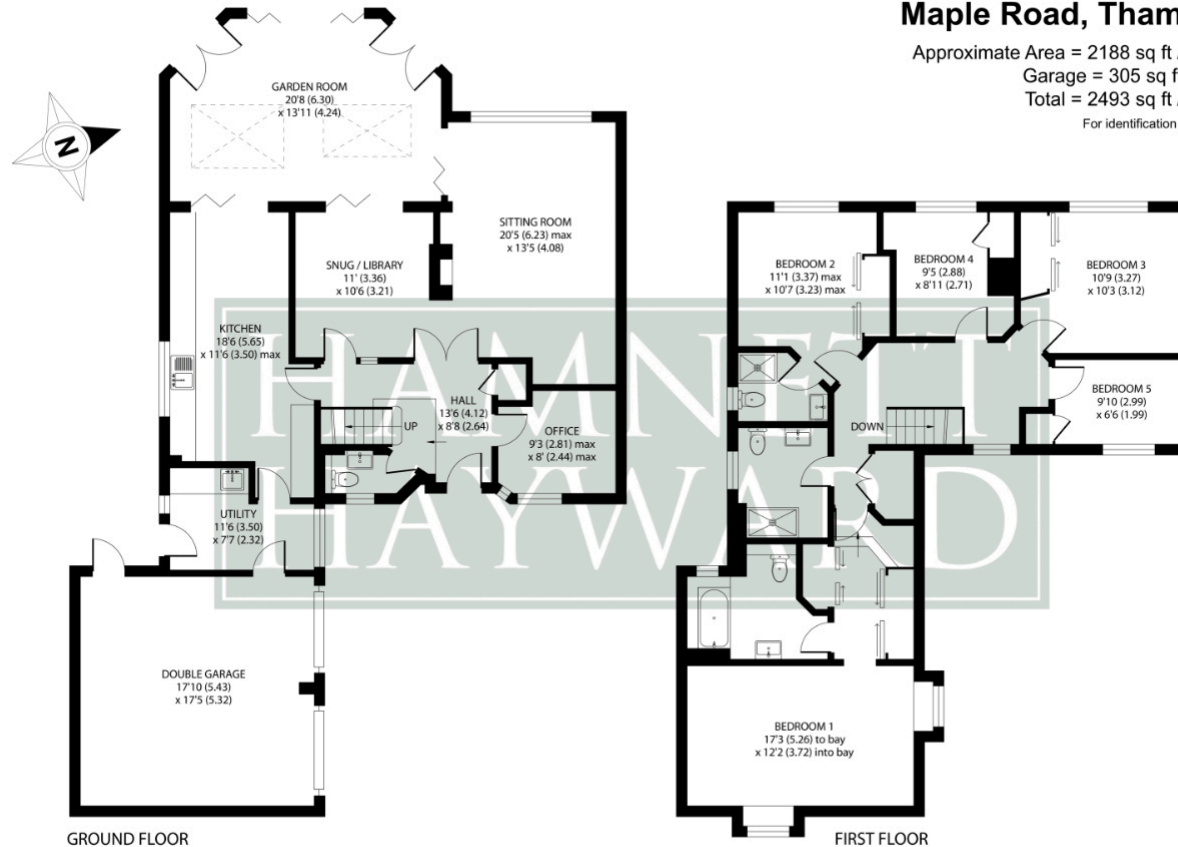
Maple Road, Thame, OX9

Approximate Area = 2188 sq ft / 203.3 sq m

Garage = 305 sq ft / 28.3 sq m

Total = 2493 sq ft / 231.6 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 2025. Produced for Hamnett Hayward Ltd. REF: 1264818

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 and a Sainsbury's supermarket are also located in the centre, as well as the recently opened Gail's bakery. Despite Thame's rural location, 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. A bus is also available for the three Grammar schools in nearby Aylesbury. 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. The M40 (junction 8a) is within striking distance offering access to Oxford, London and the nearby Bicester retail village. For restaurants, Le Manoir Aux Quat Saisons, Sir Charles Napier and the Nut Tree, are close by.

ADDITIONAL INFORMATION

Services: Mains water, Gas & Electricity

Heating: Gas fired central heating to radiators. Solar panels producing approx. 2.4KW, generating approx. £2000 PA tax free through the FIT

Energy Rating: Current B (87) Potential B (89)

Local Authority: South Oxfordshire District Council

Postcode: OX9 2BH

Council Tax Band: G



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