

7 HAZEL AVENUE

THAME, OXFORDSHIRE. OX9 2AW



HAMNETT
HAYWARD

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A generous three bedroom detached bungalow enjoying a wonderful position within the highly sought after 'Chiltern Vale' development just a short walk from the town centre.

Hazel Avenue is a select development of family homes and bungalows constructed originally during the 1960s to form part of this impressive development, located within a short walk of the town centre and Lord Williams's school. The development is also perfectly placed for immediate access to the popular Phoenix Trail, providing a network of glorious walks and just a short distance from the town's Nature reserve. Thame is a highly sought after and picturesque market town, ideally positioned for access to the M40 and Haddenham & Thame Parkway for a comprehensive service into London Marylebone (under 40 mins).

Internally, this spacious bungalow has been extended and re-modelled in more recent years to provide further living space and in particular a principal bedroom extending to 17' with a night cloakroom. The property enjoys well balanced living and bedroom accommodation, including a generous sitting room overlooking the front garden. The dining area, which in turn extends into the kitchen and conservatory, offers potential to open up into a generous open plan kitchen/dining area. A separate utility room is also accessed from the kitchen, extending to an impressive 15' and opening to the rear garden. The kitchen itself is fitted with a range of white fronted base and eye cupboard and drawer units and offers a free standing electric cooker with hob. The bedrooms are located together and accessed from an inner hallway, the principal bedroom extends to 17' and has an en-suite night WC, offering scope to convert into an en-suite shower room. Two further bedrooms are served by a large shower room.

Outside, a particular attribute of this bungalow is the generous plot, offering mature wrap around gardens, ample off street parking and a detached garage. The front garden offers a spacious area laid to lawn with mature flower and shrub borders, the front is enclosed with mature hedging and offers a South-Easterly aspect. The formal gardens continue to extend at the side of the property with further flower and shrub borders, a fruit cage, potting shed and a small workshop. To the rear is a further private area to lawn with a small terrace and a personnel door into the garage.

A UNIQUE OPPORTUNITY TO ACQUIRE A SPACIOUS THREE BEDROOM DETACHED BUNGALOW, ENJOYING THE MOST DELIGHTFUL POSITION CLOSE TO THE NATURE RESERVE, JUST A SHORT WALK FROM THE HISTORIC TOWN



AT A GLANCE

- A unique opportunity to acquire a spacious detached bungalow within a highly sought after position
- Prime location forming part of the Chiltern Vale development close to the town centre
- Extended in more recent years to provide generous living extending to 1,317 sq.ft
- Ample parking, garage, garden workshop and the most beautiful gardens
- Picturesque market town providing good access to London Marylebone in under 40 minutes



SUMMARY

- Entrance hall
- 16' sitting room opening to;
- Dining room
- Conservatory
- Kitchen/breakfast room
- 15' utility room
- 17' principal bedroom with night WC
- Two further bedrooms
- Shower room
- Generous plot with mature formal gardens encompassing the bungalow
- Garage
- Ample off street parking
- Large established garden to the front enjoying a south-easterly aspect
- Vegetable garden to the side with storage shed and workshop
- Highly sought after development within a short walk of the town centre and The Cuttlebrook Nature Reserve
- Extended in more recent years with further scope to reconfigure and improve
- London Marylebone in under 40 minutes from nearby Thame & Haddenham Parkway
- Picturesque market town
- Vacant possession with no onward chain



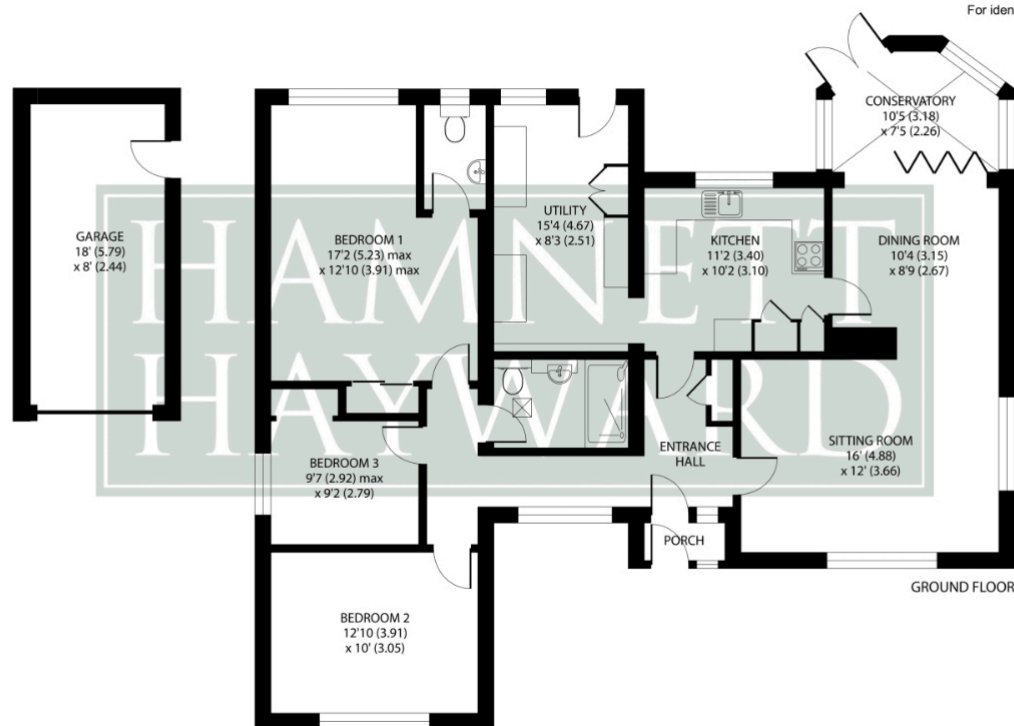
Hazel Avenue, Thame, OX9

Approximate Area = 1317 sq ft / 122.3 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1461 sq ft / 135.7 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: 1267827

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 M40 (junction 6) is within striking distance offering access to Oxford, London and the nearby Bicester retail village. For foodies, Thame has a variety of restaurants, for fine dining The Sir Charles Napier, La table d'alix and the Nut Tree, are close by.

ADDITIONAL INFORMATION

Services: Mains water & Electricity

Heating: Gas fired central heating

Energy Rating: Current D (68) Potential B (87)

Tenure: Freehold

Local Authority: South Oxfordshire District Council

Postcode: OX9 2AW

Council Tax Band: D

GUIDE PRICE: £595,000

**HAMNETT
HAYWARD**

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42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: thame@hamnetthayward.co.uk