

1 CAVENDISH WALK

THAME, OXFORDSHIRE. OX9 3YR



HAMNETT
HAYWARD

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A recently refurbished and extended four bedroom detached home, enjoying a unique position within a quiet 'no-through' street just a short walk from Barley Hill school.

Wonderfully positioned on the North-East side of this highly sought after market town, Cavendish Walk is a select 'family-friendly' street of just ten detached homes forming part of this quiet Cul-de-sac. The property has been comprehensively refurbished in recent years and further improved with two extensions; a master bedroom suite to the front elevations and a stylish open plan kitchen/dining/family room opening to the rear garden. The property accommodation is ideal for a family the reputable Barley Hill Primary school is just a short stroll away and the thriving town centre is within walking distance.

Once inside the full refurbishment is abundantly clear, the entrance hall with replacement glazed doors open into a generous sitting room, fitted with engineered oak flooring and further glazed doors open to the substantial kitchen. Extending to an impressive 20' this fabulous part vaulted room provides a wonderful open plan space, flooded with natural light from the roof lanterns and bifold doors extend out the garden. This versatile room has a well equipped contemporary kitchen in navy blue with, white working surfaces. A range of Neff appliances include an electric oven with halogen hob and extractor, a dishwasher and larder style fridge. The kitchen flows seamlessly into the dining room and extends to provide a comfortable family room overlooking the rear garden. Further accommodation to the ground floor includes a separate utility room, a cloakroom and office. To the first floor a fabulous solid oak and glass staircase opens to a landing serving four bedrooms. The Principal bedroom suite has been extended, now offering a range of built in wardrobes and a modern en-suite shower room.

Outside, the property enjoys a generous plot with off street parking to the front for two vehicles. The rear garden is a particular feature offering a good degree of seclusion and recently landscaped to provide a modern patio terrace suitable for entertaining. The garden is laid predominantly to lawn and enclosed with timber fencing and a brick retaining wall.

This lovely family home offers a unique opportunity to acquire a property within this small residential cul-de-sac offering stylish, open plan accommodation presented to the very highest standard.

"THE MOST IMMACULATE FOUR BEDROOM DETACHED HOME WITHIN A SMALL CUL-DE-SAC, RECENTLY EXTENDED AND RENOVATED TO A PARTICULARLY HIGH STANDARD, AND JUST A SHORT WALK TO BARLEY HILL SCHOOL"



AT A GLANCE

- A recently extended four bedroom detached family home offering 1,440 sq.ft of living space
- Small 'family friendly' cul-de-sac of just ten properties, within a short walk of Barley Hill school
- A fabulous open plan kitchen/dining/family room with bi-fold doors to garden
- Stunning kitchen with a range of integrated appliances
- Picturesque market town with good access to Haddenham station (London Marylebone in 37 mins)



SUMMARY

- Entrance hall
- Cloakroom
- Office
- Sitting room with Karndean flooring
- Fabulous open plan kitchen/family/dining room
- Stunning kitchen with a range of integrated appliances
- Utility room
- Extended master bedroom with a range of fitted wardrobes and an en-suite shower room
- Three further bedrooms
- Modern family bathroom
- Ample off street parking
- Garage with electric roller door
- Landscaped gardens offering an excellent degree of privacy
- Immaculate presentation throughout
- Within a short walk of the reputable Barley Hill primary school and Lord Williams's secondary school
- Solid oak and glass staircase
- London Marylebone in 37 minutes from nearby Thame & Haddenham Parkway
- Picturesque market town

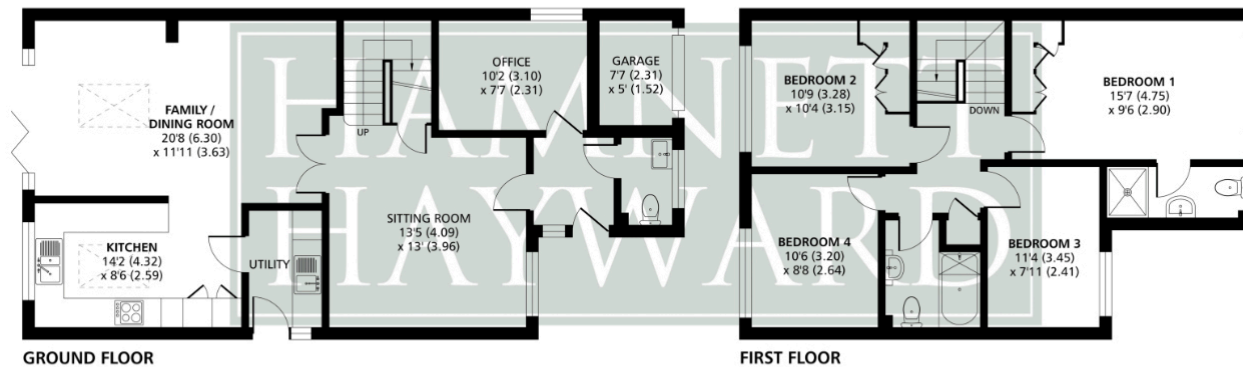
Cavendish Walk, Thame, OX9

Approximate Area = 1440 sq ft / 133.7 sq m

Garage = 36 sq ft / 3.3 sq m

Total = 1476 sq ft / 137 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 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's 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 C (76) Potential B (85)

Local Authority: South Oxfordshire District Council

Postcode: OX9 3WD

Council Tax Band: E

Tenure: Freehold

GUIDE PRICE £685,000



HAMNETT HAYWARD

42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: thame@hamnetthayward.co.uk



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Hamnett Hayward Ltd. REF: 1081674