

2 JOHN FULKES AVENUE

THAME, OXFORDSHIRE. OX9 3DN



HAMNETT
HAYWARD

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An immaculately presented two bedroom coach house style home, enjoying a beautiful garden and forming part of a select development

Ideally positioned on the fringe of the town, just a short walk from the popular Phoenix trail and the connecting rural walks, 2 John Fulkes Avenue is a wonderful two bedroom home offering adaptable living including a superb open plan, first floor reception room and a generous private garden. Forming part of this select development constructed by Croudace homes in 2016, the property is well placed within catchment for the reputable John Hampden primary school and access to the thriving town centre. For the commuter, the M40 (junction 6) is just 7 miles from the town, with Haddenham & Thame parkway just a short drive, providing a comprehensive service into London Marylebone (under 40 minutes).

On entering the property an entrance hall provides stairs rising to the first floor accommodation and access to a ground floor utility room, which in turns opens to the garden. The utility room is fitted with a range of base and eye level cupboard a drawer units, a sink and space for both a washing machine and tumble dryer. Stairs rise to a spacious first floor landing providing access to both the bedroom wing and living area. Of particular note is the impressive open plan principal reception room with a bright double aspect providing a good degree of natural light. The kitchen is fitted with a comprehensive range of cupboard and drawer units with a generous work surface extending into a breakfast bar. Integrated appliances include an AEG electric oven, with 4 ring gas hob and extractor. There is further space for a dishwasher and fridge/freezer. The kitchen extends into a stylish open plan sitting area and a further area for dining or a study. The Bedroom wing includes two generous double bedrooms both with full height glazed doors opening to a large balcony. The principal bedroom is fitted with a range of wardrobes. The bathroom is a well appointed suite with a bath and shower over, with a wash basin inset to a vanity unit.

Outside, to the front is a block paved driveway providing off street parking and access to the garage. To the rear is the most attractive garden offering an excellent degree of privacy and a sunny 'South-Westerly' aspect. The garden is laid predominantly to lawn and manicured with a number of pretty flower and shrub borders. A generous terrace offers the perfect retreat for entertaining and "al-fresco" dining. From the garden, glazed doors open to a garden/summer room providing the perfect hobbies room with a cloakroom.

"A UNIQUE OPPORTUNITY TO ACQUIRE A STYLISH 'COACH HOUSE STYLE' PROPERTY WITH A BEAUTIFUL PRIVATE GARDEN AND IDEALLY LOCATED CLOSE TO THE RENOWNED PHOENIX TRAIL, OFFERING STUNNING RURAL WALKS"



AT A GLANCE

- A stylish coach house style home forming part of a unique development
- Ideally positioned close to The Phoenix Trail for stunning rural walks and access to the town centre
- Impressive 19' open plan kitchen/dining/sitting room
- Beautiful 'South-West' facing garden offering an excellent degree of privacy
- Vacant possession with no onward chain



SUMMARY

- Ground floor entrance hall
- Utility room with access to garden
- Garden room with cloakroom enjoying views of the lovely garden
- First floor landing
- Open plan kitchen/sitting room with dining area
- Well equipped kitchen with appliances and breakfast bar
- Two double bedrooms with balcony
- Bathroom
- Off street parking
- Garage offering storage space
- Fully boarded loft, fitted under stairs storage
- Beautiful formal garden with a sunny 'South-Westerly' aspect
- A select development close to the Phoenix trail for connecting rural walks and access to the town centre
- Within catchment of the reputable John Hampden primary school
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
- Thriving Oxfordshire market town
- Vacant possession with no onward chain



John Fulkes Avenue, Thame, OX9

Approximate Area = 924 sq ft / 85.8 sq m

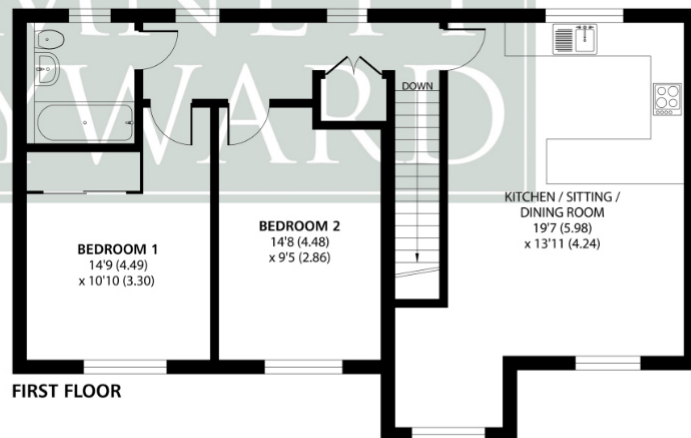
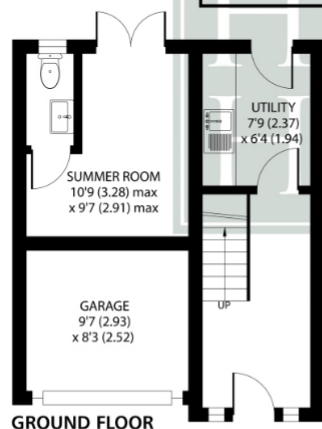
Garage = 79 sq ft / 7.3 sq m

Outbuilding = 104 sq ft / 9.6 sq m

Total = 1107 sq ft / 102.7 sq m

For identification only - Not to scale

GARDEN
APPROXIMATE
31' (9.46)
x 10'9 (3.27)



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 outstanding 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 A (101) Potential A (104)

Local Authority: South Oxfordshire District Council

Postcode: OX9 3DN

Council Tax Band: C

Tenure: Freehold

PRICE £450,000



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: 1305866

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