

3 YOUENS DRIVE

THAME, OXFORDSHIRE. OX9 3ZQ



HAMNETT
HAYWARD

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A generous four bedroom family home enjoying an excellent position on the fringe of this popular development.

3 Youens Drive is a much improved four bedroom family home forming part of this highly sought after development on the fringe of the town, with a popular central green. Constructed approximately 24 years ago by Crest Homes, the property forms part of this well regarded development providing direct access onto the stunning phoenix trail and within catchment of the reputable John Hampden primary school.

On entering the property an entrance hall with a separate cloakroom opens to the sitting/dining room, which in turn opens to the remainder of the ground floor accommodation. Particular mention is made of the recently renovated kitchen, re-fitted with a range of grey gloss cupboard and drawer units with a wood laminate flooring. The kitchen is fitted with a range of appliances including an Bosch electric oven with four ring gas hob and extractor. A larder style fridge and freezer are also integrated, with further space for a dishwasher and washing machine. The sitting room extends to an impressive 16' and open to the large conservatory, spanning the width of the house and separated in to a dining room and study. Further access opens to a reception/bedroom recently converted from the garage. To the first floor, a generous principal bedroom has fitted wardrobes and an en-suite shower room. Three further bedrooms are served by a family bathroom.

Outside, the property enjoys off street parking to the front with the remainder of the garage serving as a useful storage area. The rear garden is completely enclosed with timber panel fencing offering a private 'West facing' garden. The garden is laid mainly to lawn with a large terrace for entertaining.

This is a unique opportunity to acquire a generous family home with adaptable accommodation, ideally positioned on the fringe of a popular development within walking distance of the reputable John Hampden primary school and close to the renowned Phoenix trail for access to the thriving town centre and a network of stunning rural walks.

“A MUCH IMPROVED FOUR BEDROOM HOME IDEALLY POSITIONED ON THE FRINGE OF A POPULAR DEVELOPMENT WITHIN A SHORT WALK OF THE POPULAR PHOENIX TRAIL”



AT A GLANCE

- An extended four bedroom home forming part of a popular development
- Popular 'family friendly' development with footpath extending to the Phoenix trail
- Recently replaced kitchen
- Ideally located within walking distance of John Hampden Primary school
- Picturesque market town providing good access to London Marylebone (under 40 mins from station)



SUMMARY

- Entrance hall
- Cloakroom
- 16' sitting room
- Recently re-fitted kitchen
- Large conservatory spanning the width of the rear
- Ground floor bedroom/reception room converted from the garage
- Principal bedroom with en-suite shower room
- Three further bedrooms
- Family bathroom
- Off street parking
- Garage store
- Enclosed, 'West facing' garden
- Popular development
- Close to the well regarded Phoenix trail, connecting to superb country walks
- Within catchment for John Hampden primary school
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
- Picturesque market town

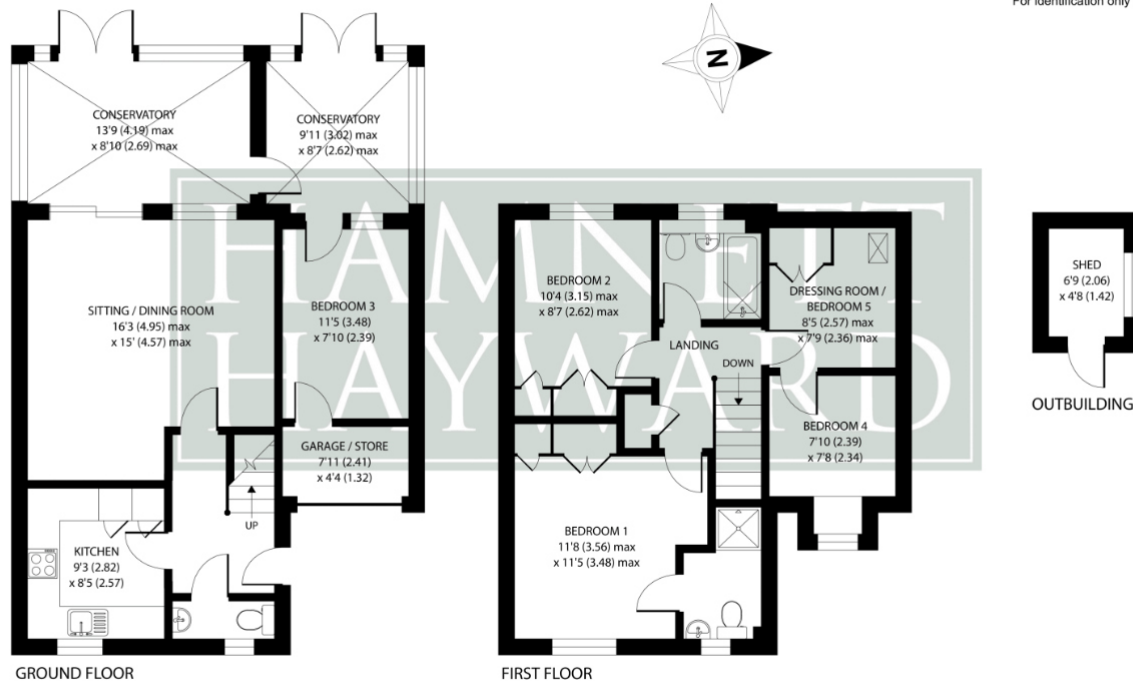
Youens Drive, Thame, OX9

Approximate Area = 1315 sq ft / 122.1 sq m (includes garage)

Outbuilding = 31 sq ft / 2.8 sq m

Total = 1346 sq ft / 125 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' 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 and fibre broadband

Heating: Gas fired central heating to radiators

Energy Rating: Current D (66) Potential C (74)

Tenure: Freehold

Local Authority: South Oxfordshire District Council

Postcode: OX9 3ZQ

Council Tax Band: D

GUIDE PRICE £465,000

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: 1311851

**HAMNETT
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