

# 14 COLLEGE CLOSE

THAME, OXFORDSHIRE. OX9 2DQ



HAMNETT  
HAYWARD



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**A beautifully presented three storey town house enjoying versatile and stylish living, all within a quiet development nestling on the outskirts of this vibrant town centre.**

College Close is a small enclave forming part of the highly sought after Renaissance development, constructed just 16 years ago by the renowned Berkeley homes group. Comprising just twenty unique homes, College Close offers a safe family-friendly environment whilst perfectly placed within a short walk of Lord Williams's school and just a stones throw from the picturesque town centre. The development is also close to the popular Phoenix Trail, providing a network of glorious walks and just a short distance from the town's Cuttlebrook 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 immaculate home has been recently updated by the current owners to include a re-fitted kitchen/dining room extending to 20' and the construction of a family room, enjoying bi-fold doors opening directly to the garden. Of particular note is the recently updated kitchen, re-fitted with a range of stunning shaker style cupboard and drawer units, including large pan drawers and a bespoke larder unit. Fitted 'Neff' appliances include an electric double oven, induction hob, fridge/freezer, with further 'Bosch' dishwasher, washing machine and a Quooker boiling top, all finished with Quartz work surfaces. Bespoke pocket doors open to the impressive sitting room, extending to 17' and fitted with an oak flooring. The Family room is flooded with natural light and bi-fold doors open directly to a terrace.

The bedrooms are arranged over two floors, the first floor has an impressive bedroom suite with fitted wardrobes and a large en-suite bathroom. Two further bedrooms are served by a family bathroom, one with the option of a 'Jack & Jill' to the family bathroom. A further bedroom suite enjoys the entire space of the second floor and has a large en-suite shower room.

Outside, to the front is off street parking and a generous garage with storage units and internal access to the kitchen. A lawned garden is enclosed with mature box hedging. To the rear is a most attractive landscaped garden bordered by a natural stone wall. The garden has been recently landscaped and laid predominantly to lawn with a mixture of specimen trees and shrub borders. Two separate terrace areas provide the perfect position for outside entertaining and a timber shed offers excellent garden storage.

“A STYLISH THREE STOREY TOWN HOUSE, OFFERING IMMACULATE LIVING OVER THREE FLOORS, LOCATED WITHIN A HIGHLY SOUGHT AFTER DEVELOPMENT JUST A SHORT WALK FROM THE VIBRANT AND HISTORIC TOWN CENTRE”



## AT A GLANCE

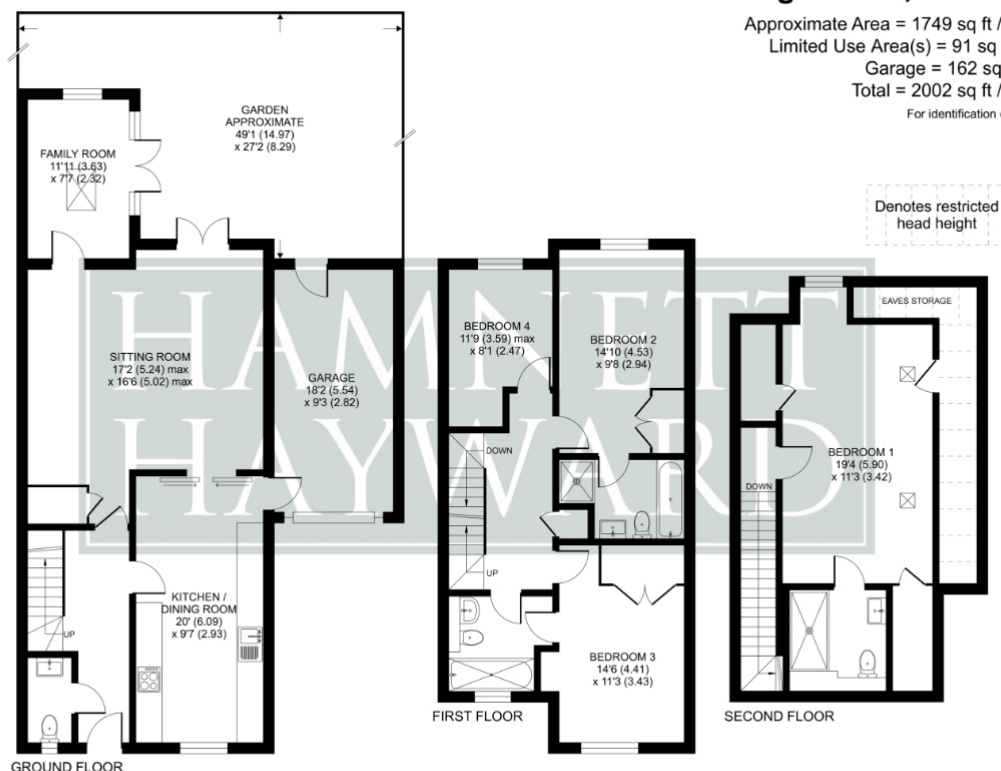
- A most stylish four bedroom town house, offering versatile living arranged over three floors
- Quiet position within a highly sought after development, just a short stroll from the town centre
- Recently updated and re-configured kitchen/dining room extending to 20' in length
- Off street parking and garage, beautifully landscaped garden offering excellent privacy
- Picturesque market town providing good access to London Marylebone in under 40 minutes





## SUMMARY

- Entrance hall
- Cloakroom
- Re-modelled open plan kitchen/dining room extending to 20' with underfloor heating
- Recently re-fitted kitchen with a range of beautiful shaker style units and Quartz work surfaces
- Impressive 17' sitting room with oak flooring
- Stylish family room with bi-fold doors to garden
- Two generous bedroom suites
- Two further bedrooms including a 'Jack & Jill' to family bathroom
- Family bathroom
- Off street parking to the front for two vehicles
- 18' garage with integral door to kitchen
- The most attractive walled garden, beautifully landscaped with a number of private terrace areas for entertaining
- Highly sought after development constructed by Berkeley homes
- Wonderful position offering a quiet 'family friendly' setting whilst within a short walk of the town centre and The Cuttlebrook Nature Reserve
- Highly sought after Oxfordshire town with a vibrant centre and an excellent selection of shops
- London Marylebone in under 40 minutes from nearby Thame & Haddenham Parkway
- Highly regarded schools



## College Close, Thame, OX9

Approximate Area = 1749 sq ft / 162.4 sq m

Limited Use Area(s) = 91 sq ft / 8.4 sq m

Garage = 162 sq ft / 15 sq m

Total = 2002 sq ft / 185.8 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 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. The M40 (junctions 6 & 8a) are 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 & Electricity

**Heating:** Gas fired heating, under floor to kitchen & family room

**Energy Rating:** Current C (77) Potential B (85)

**Tenure:** Freehold

**Management co:** Approximately £468.00 P.A.

**Local Authority:** South Oxfordshire District Council

**Postcode:** OX9 2DQ

**Council Tax Band:** E

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: 1325392



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