

14 AUGUSTINE WAY

THAME, OXFORDSHIRE. OX9 3EA



HAMNETT
HAYWARD

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A beautifully presented four bedroom detached family home constructed in 2016 and positioned enjoying a private 'No-through' road within this picturesque market town.

14 Augustine Way is a wonderful four bedroom detached family home enjoying a lovely position on the curtilage of the exclusive Thame Park development, constructed to exacting standards by Taylor Wimpey in 2016.

Constructed of natural stone elevations under a slate tiled roof, 14 Augustine Way offers generous accommodation arranged over two floors with a stylish layout providing the option of open plan living, or more intimate and formal reception rooms. Of particular note is the lovely open plan kitchen/breakfast room, located to the rear of the house overlooking the garden and fitted with a comprehensive range of integrated appliances including an electric oven, hob and extractor, a fridge/freezer and a dishwasher. The kitchen has the potential to flow into an informal dining/family area, or double doors can close off into a more formal dining arrangement. Further accommodation includes a separate utility room, a generous sitting room with a large bay window and a family room/study.

First floor accommodation features a spacious landing area serving four generous bedrooms, including a master bedroom with an en-suite shower room, three further double bedrooms and a family bathroom.

Outside the property offers ample off street parking to the front for 4-5 vehicles, with access to the front of a double garage. Immediately to the front of the property is a small area laid to lawn with some shrubs and box hedging. The rear gardens are completely enclosed with a brick retaining wall providing a good degree of privacy, the garden has a large paved terrace ideal for entertaining and a private area for morning sun. The remainder of the garden is laid predominantly to lawn with flower and shrub borders and a selection of recently planted fruit trees.

This is a lovely home with easy access available to local schools including John Hampden Primary School and Lord Williams's secondary school. A footpath at the front of the property provides a link to the development and within a short walk of The Phoenix Trail. Access is also available to the M40 for London and Birmingham and the popular service at Haddenham & Thame Parkway providing an unrivalled service to London Marylebone and Oxford.

"A BEAUTIFULLY PRESENTED DETACHED HOME CONVENIENTLY POSITIONED WITHIN A PRIVATE 'NO-THROUGH' ROAD, ON THE FRINGE OF A POPULAR DEVELOPMENT CONSTRUCTED IN 2016"



AT A GLANCE

A wonderful property forming part of a highly sought after development, completed in 2016

Spacious Kitchen/Breakfast Room with integrated appliances

Four spacious bedrooms including a master bedroom with en-suite shower room

Double garage and ample off street parking

Enclosed mature gardens offering a good degree of privacy



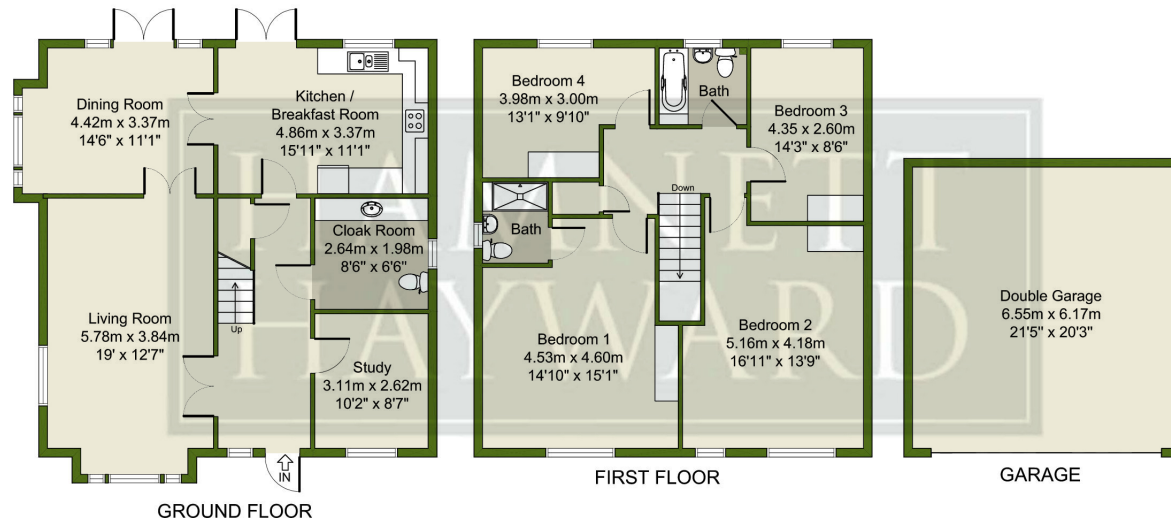
SUMMARY

- Entrance hall
- Utility room/cloakroom
- Sitting room with bay window
- Kitchen/breakfast room with integrated appliances, opening to;
- Dining room
- Study/family room
- Master bedroom with en-suite shower room
- Guest bedroom
- Two further bedrooms
- Family bathroom
- Ample off street parking for 4-5 vehicles
- Double garage
- Front garden
- Enclosed walled gardens to the rear with a large paved terrace
- Highly sought after development constructed in 2016 by Taylor Wimpey
- Generous plot constructed on the fringe of the development within a private 'no-through' road
- Excellent access to the M40 for access to both London & Birmingham

NOT TO SCALE

Total approx. floor area for Main Dwelling 1787 sq.ft. / 166 sq.m
Total approx. floor area for Garage 431 sq.ft. / 40 sq.m

Total approx. floor area 2217 sq.ft. / 206 sq.m



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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in the specification have not been tested by Hamnett Hayward and no guarantee as to their operating ability or their efficiency can be given.

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 B (87) Potential A (94)

Local Authority: South Oxfordshire District Council

Postcode: OX9 3EA

Council Tax Band: D

**HAMNETT
HAYWARD**

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