

8 FOTHERGILL PLACE

THAME, OXFORDSHIRE. OX9 2BP



HAMNETT
HAYWARD

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A modern two bedroom terrace house with enclosed 'South facing' garden and private off street parking

8 Fothergill Place is a delightful two bedroom modern home enjoying a convenient position tucked away behind the town centre and forming part of an exclusive modern development of two and three bedroom homes constructed by Cala Homes Limited.

On entering the property, a spacious entrance hall provides access to a modern kitchen, recently updated and fitted with a range of base and wall units with integrated appliances including a stainless steel electric double oven and hob, with extractor hood. There is a new free standing American style fridge/freezer and further plumbing for a washing machine. Ground floor accommodation continues with a spacious open plan living/dining room and a sliding patio door which in turn opens out to the garden.

First floor accommodation includes two bedrooms and a recently re-fitted modern family bathroom suite, with shower attachment over.

Outside, Fothergill Place is a private development located behind the town centre with number 8 approached by a brick paved driveway with parking for up to two vehicles and a flower and shrub border. To the rear is a private 'South facing' garden, laid to lawn with flower and shrub borders, enclosed with timber panel fencing. Gated pedestrian access is available at the bottom of the garden.

This is unique opportunity to acquire a two bedroom home, forming part of an exclusive development tucked away behind the picturesque town centre. 8 Fothergill Place is an ideal investment opportunity or a superb 'lock and leave'

“AN IMMACULATE TWO BEDROOM HOUSE, FORMING PART OF A HIGHLY SOUGHT AFTER DEVELOPMENT AND A WONDERFUL TOWN CENTRE POSITION”



AT A GLANCE

- Modern two bedroom home located within a quiet development, tucked away behind the town
- Recently updated kitchen with appliances
- South facing private garden and parking for two vehicles
- Located within a short walk of Thame town centre
- Well maintained and decorated throughout

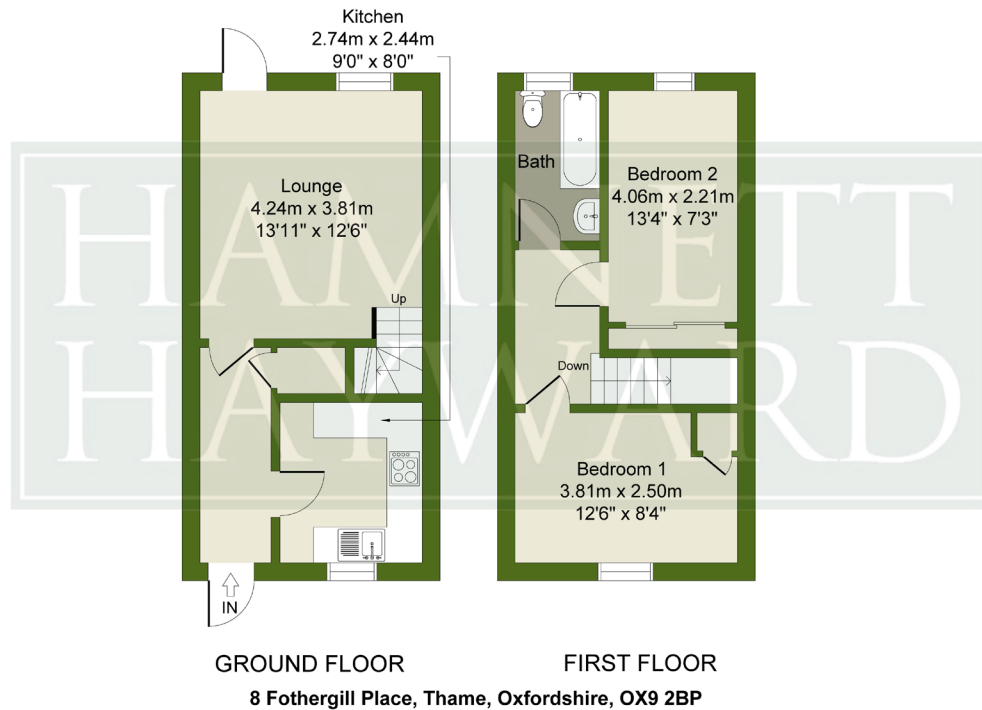


PROPERTY SUMMARY

- Entrance hall
- Recently updated kitchen with appliances
- Open plan living/dining room
- Two double bedrooms
- Recently re-fitted bathroom
- Gas fired central heating
- Private off street parking for two vehicles
- Sunny south facing enclosed garden
- Highly sought after location within a short walk of the town centre
- Recently replaced uPVC Double glazed windows
- Recently decorated internally
- Excellent order throughout
- Vacant possession with no onward chain
- Gas fired central heating
- Ideal investment opportunity
- London Marylebone in 37 minutes
- Highly sought after Oxfordshire town

NOT TO SCALE

Total approx. floor area for Main Dwelling 663 sq.ft. / 62 sq.m



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, system 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 C (71) Potential B (89)

Local Authority: South Oxfordshire District Council

Postcode: OX9 2BP

Council Tax Band: Band C

**HAMNETT
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