

# 4 PUTMAN CLOSE

THAME, OXFORDSHIRE. OX9 3LD



HAMNETT  
HAYWARD



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**This mature five-bedroom detached home occupies a generous garden plot and offers a double garage along with off-street parking for ample vehicles.**

Putman Close is a favoured mature cul-de-sac residential development located on the east fringe of this highly sought after and picturesque market town, ideally positioned for easy access to Lord Williams's lower school, the town centre and rural walks connecting to Haddenham. Thame is the most beautiful Oxfordshire market town, offering a thriving High Street offering an extensive range of amenities and shopping facilities. For the commuter the M40 junctions 6 & 8a are close by and Haddenham & Thame parkway offers a comprehensive service into London Marylebone (under 40 minutes).

The property has been recently extended and Internally the property enjoys spacious and adaptable living arranged over two floors. The ground floor offers two very generous reception rooms, together with a dining room opening to the kitchen and a conservatory overlooking the private garden. The kitchen is fitted with a with a range of cupboard and drawer units and integrated appliances including an electric oven, gas ring hob and dishwasher. The kitchen adjoins the formal dining room offering scope to open up and create a modern open plan kitchen/dining family area. Of particular note is the spacious family room, extending to 20' and overlooking the garden.

To the first floor are five bedrooms in total, including a principal bedroom with wardrobes and an en-suite bathroom, a separate guest bedroom with en-suite shower room and three further bedrooms served by a family bathroom.

Outside, the property benefits from a private drive recently laid to brick pavia with parking for at least four cars which in turn leads to a double garage with two electric roller doors, light, power and personal interior door to the property. To the rear, the garden offers an excellent degree of privacy and a sunny South-Westerly aspect taking advantage of long summer evenings. The garden has a generous terrace, ideal for entertaining and a timber framed gazebo with a stone water feature.

“AN EXTENDED FIVE BEDROOM DETACHED FAMILY HOME OCCUPYING A PEACEFUL CUL-DE-SAC, PERFECTLY PLACED WITHIN A SHORT WALK OF LORD WILLIAMS'S SCHOOL AND THE THRIVING TOWN CENTRE”



## AT A GLANCE

- An extended five bedroom detached home offering bright and airy living space.
- Highly desirable location within a peaceful cul-de-sac setting
- Generous off street parking, double garage and a private garden
- Scope to re-model or extend further to provide a substantial home
- Picturesque market town providing good access to London Marylebone (under 40 mins from station)





## SUMMARY

- Entrance hall
- Cloakroom
- Kitchen opening to dining room
- Conservatory
- 20' family room
- Conservatory
- Principal bedroom with en-suite bathroom
- Guest bedroom with en-suite shower room
- Three further bedrooms
- Family bathroom
- Off street parking for 3-4 vehicles
- Double garage
- Enclosed 'South-facing' garden
- A small and select cul-de-sac development
- Within a short walk of Lord William's lower school
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
- Picturesque market town
- Gas fired central heating
- Scope to re-model and extend
- 1,662 sq.ft of internal living accommodation



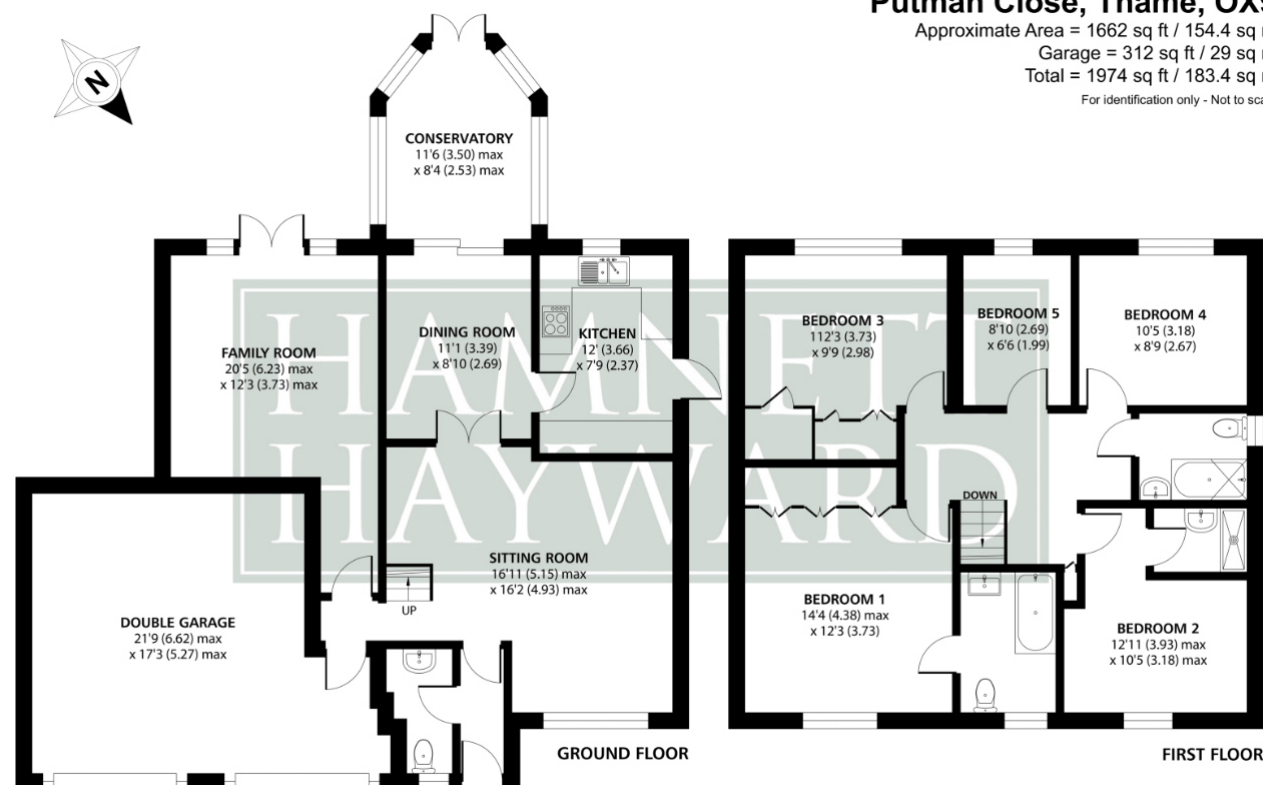
## Putman Close, Thame, OX9

Approximate Area = 1662 sq ft / 154.4 sq m

Garage = 312 sq ft / 29 sq m

Total = 1974 sq ft / 183.4 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, coffee shops and restaurants. A Waitrose & Sainsburys supermarket are also located in the centre. For sporting enthusiasts, Thame goes beyond expectations with a number of Gymnasiums, a leisure centre with swimming pool, a tennis & bowls club, football, cricket, hockey and cycling club's, a championship golf course and also home to Championship rugby club Chinnor RFC. 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

Heating: Gas fired central heating to radiators

Energy Rating: Current C (71) Potential C (76)

Local Authority: South Oxfordshire District Council

Postcode: OX9 3LD

Council Tax Band: E

GUIDE PRICE £699,950



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