

46 SOUTHERN ROAD

THAME, OXFORDSHIRE. OX9 2DZ



HAMNETT
HAYWARD

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An individual four bedroom detached family home, enjoying the most enviable position within the heart of the town centre and just a short walk of The Phoenix Trail and The Cuttlebrook nature reserve.

Constructed in 2014 by the reputable house builder W.E Black Ltd, this well balanced four bedroom detached family home forms part of a unique development of just four homes located within the heart of the town. Southern Road is a well regarded residential street located behind the town centre, just a short walk from the many shopping facilities, the Cuttlebrook nature reserve and The Phoenix Trail for dog walkers. For a family, Lord Williams's secondary school St Josephs Catholic school and John Hampden primary school are all within a short walk. For the commuter, Haddenham & Thame parkway is close by providing a comprehensive service into London Marylebone (under 40 minutes)

On arrival a spacious entrance hall has built in storage cupboards and access to a separate cloakroom. The sitting room is located to the front of the property and has the provision of a fireplace and scope for a wood burning stove. Of particular note is the open plan kitchen/dining room located to the rear of the property with glazed double doors extending to the garden. The kitchen is fitted with a range of gloss fronted cupboard and drawer units with working surfaces. Integrated appliances include an inset electric oven, with gas hob and extractor. Further appliances include a fridge/freezer and dishwasher. A separate utility room is accessed from the kitchen with further cupboard units and a basin.

To the first floor is a landing providing access to all bedrooms, including a principal bedroom with built in wardrobes and an en-suite shower room. Three further bedrooms are served by a family bathroom.

Outside, this lovely home has off street parking to the front with a block paved driveway for two vehicles and pedestrian access to the rear. To the rear is a private 'low-maintenance' garden offering a South-Westerly aspect. A substantial paved terrace has a timber pergola providing the perfect position for entertaining and 'al-fresco' dining. A timber garden shed offers ample storage and the garden is completely enclosed.

In our opinion this is a wonderful opportunity to acquire one of the very few detached homes within the town centre, offering off street parking.

“A MODERN FOUR BEDROOM DETACHED HOME, ENJOYING A WONDERFUL POSITION WITHIN THE HEART OF THIS PICTURESQUE MARKET TOWN, JUST A SHORT WALK FROM THE THRIVING TOWN CENTRE AND NATURE RESERVE ”



AT A GLANCE

- A unique opportunity to acquire a four bedroom detached home within the heart of the town
- Highly sought after location within a short walk of the thriving town centre
- Impressive 18' kitchen/dining room with integrated appliances
- Principal bedroom with en-suite shower room
- Picturesque market town providing good access to London Marylebone (under 40 mins from station)



SUMMARY

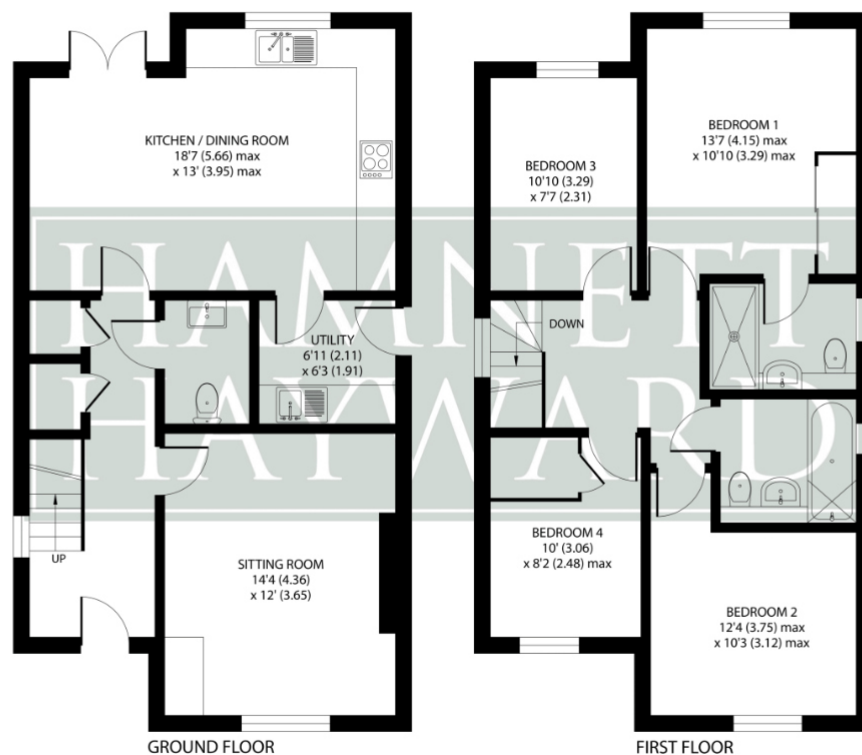
- Entrance hall with storage
- Cloakroom
- 14' Sitting room
- 18' open plan kitchen/dining room opening to the garden
- Well equipped kitchen with integrated appliances
- Utility room
- Principal bedroom with en-suite shower room
- Three further bedrooms
- Family bathroom
- Off street parking to the front
- Private 'South-West' facing garden to the rear
- Low maintenance gardens
- Gas fired central heating
- Highly sought after position within a short stroll of the thriving town centre
- Within close proximity of the towns nature reserve and The Phoenix Trail
- London Marylebone (under 40 mins) from station Haddenham Parkway
- Vacant possession with no onward chain



Southern Road, Thame, OX9

Approximate Area = 1195 sq ft / 111 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2025. Produced for Hamnett Hayward Ltd. REF: 1354490

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. All church denominations are catered for with a particularly well known Catholic school. The M40 (junction 8a) is 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, gas & Electricity

Heating: Gas fired central heating to radiators

Energy Rating: Current C (78) Potential B (88)

Tenure: Freehold

Local Authority: South Oxfordshire District Council

Postcode: OX9 2DZ

Council Tax Band: F

**HAMNETT
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