

# 2 CROMWELL AVENUE

THAME, OXFORDSHIRE. OX9 3TD



HAMNETT  
HAYWARD



# 2 CROMWELL AVENUE

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**An extended four bedroom detached family home ideally positioned overlooking parkland to the rear.**

2 Cromwell Avenue is a generous family home recently extended to provide a ground floor bedroom suite, with further office and family room to create annexe potential. The property forms part of a popular residential development located on the outskirts of the town yet within striking distance of the town centre and within walking distance of Barley Hill primary school and Lord Williams's secondary.

On entering the property a small entrance hall provides access to a cloakroom, the utility/office and the generous open plan sitting/dining room, also opening to the kitchen. The ground floor extension has two access points from the original house opening to a generous and versatile area currently comprising a guest bedroom with a wet room, a utility/office and a separate sitting room. This entire space provides incredible scope and could be adapted to use as a separate annexe.

On the first floor there are four bedrooms with two rear bedrooms enjoying views of the park and a family bathroom.

Outside, the property has a recently re-surfaced driveway providing ample parking for 2-3 vehicles with gated access to the side opening to the rear garden. The rear garden is laid predominantly to lawn with a number of herbaceous borders and a generous decked area provides an ideal area for entertaining.

In our opinion, 2 Cromwell Avenue provides an opportunity to acquire a generous detached family home extending to 1,514 sq.ft with versatile living, all within a popular location enjoying open parkland views to the rear, within walking distance of the town centre and the reputable schools within the town.

“THIS LOVELY HOME OFFERS VERSATILE LIVING WITH EXTENSIONS TO PROVIDE A GROUND FLOOR BEDROOM SUITE AND ADDITIONAL RECEPTION ROOM, ALL WITHIN A SHORT WALK OF A REPUTABLE PRIMARY SCHOOL”



## AT A GLANCE

- An extended four bedroom detached family home, forming part of a popular residential street
- Lovely open plan 23' sitting/dining room
- Four bedrooms, with additional ground floor bedroom suite to provide annexe potential
- Generous accommodation extending to 1,514 sq.ft
- Off street parking and mature rear garden adjoining open parkland to the rear
- Ideally positioned within a short walk of Barley Hill primary school





## PROPERTY SUMMARY

- Entrance hall
- Cloakroom
- Sitting room
- Kitchen opening to dining room
- Family room
- Utility/office
- Ground floor bedroom
- Four bedroom
- Family bathroom
- Ample off street parking
- Well established rear garden
- Generous decked terrace
- Adjoining parkland to the rear
- Within a short walk of Barley Hill primary school
- Picturesque market town
- Excellent connections to London Marylebone



Denotes restricted  
head height

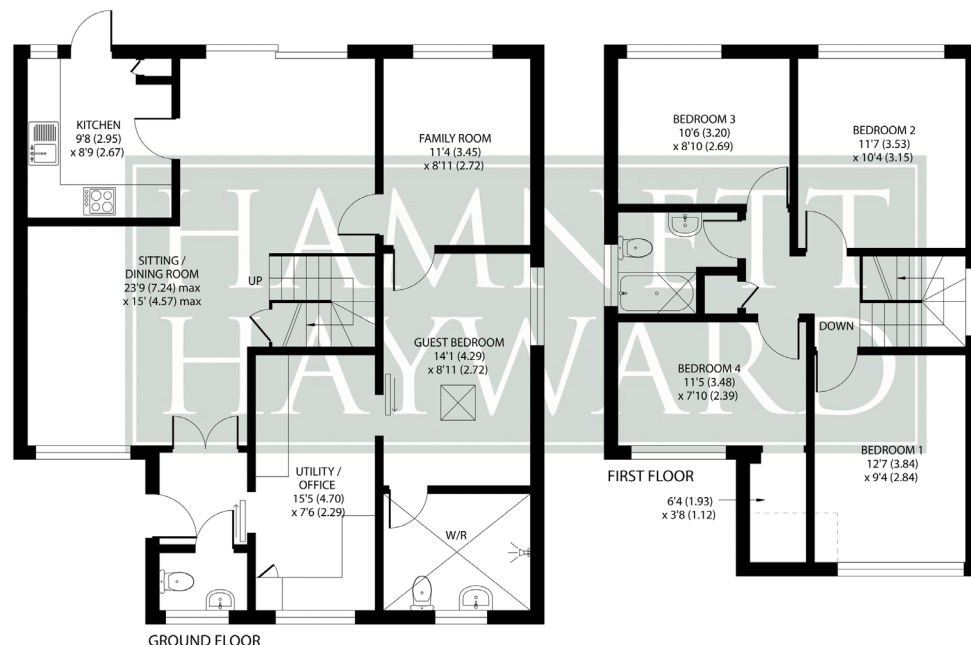
## Cromwell Avenue, Thame, OX9

Approximate Area = 1514 sq ft / 141 sq m

Limited Use Area(s) = 16 sq ft / 1 sq m

Total = 1530 sq ft / 142 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Hamnett Hayward Ltd. REF: 660732

## 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. Catchment for 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 D (67) Potential C (79)

**Local Authority:** South Oxfordshire District Council

**Postcode:** OX9 3TD

**Council Tax Band:** Band E

Price £499,950

# HAMNETT HAYWARD

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