

# Thame

12 Pennington Place | Thame | Oxon | OX9 3YL



Price £562,000

## ACCOMMODATION

Reception hall & downstairs cloakroom  
Spacious sitting room with front aspect  
Superb open plan kitchen / dining room  
Kitchen with integrated appliances  
Two double bedrooms with fitted storage  
Single bedroom and family bathroom  
Driveway parking for 5/6 cars to front  
Fully enclosed rear garden with patio  
Detached home in quiet cul de sac  
Underfloor heating on ground floor



A significantly extended and updated 3 bedroom detached family home. Set in a quiet cul de sac position and within walking distance of the High Street. On the ground floor there is an entrance hall with contemporary cloakroom and a door to a garage area for storage. The spacious living room has a front aspect and staircase to the first floor and under stairs storage. From the living room there is access to the well-appointed kitchen/dining room with doors opening onto the rear garden. The kitchen has a comprehensive range



of units with integrated appliances and views over the rear garden with ample space for dining table and chairs. There is underfloor heating throughout the ground floor and radiators on the first floor where there are two double bedrooms both with built in wardrobes and a further single bedroom. The bathroom has been refitted with a modern and contemporary suite. Externally to the front there is driveway parking for 5/6 cars. To the rear the garden is fully enclosed by fencing and brick walling with the garden being mainly laid to lawn with a paved terrace area as well as decked area giving ample space for al fresco dining and entertaining during the summer months. There is a shed located to the rear of the garden.

## KEY FEATURES

- Comprehensively reconfigured and updated by the current owners
- Underfloor heating on the ground floor and radiators on first floor
- Air conditioning unit installed in the main bedroom
- Local primary school a short walk away as well as Lord William's
- Thame & Haddenham mainline railway station a 10-minute drive away
- M40 access available at both Milton Common and Lewknor
- Please call Colombs on 01844 21441 to arrange a suitable time to view

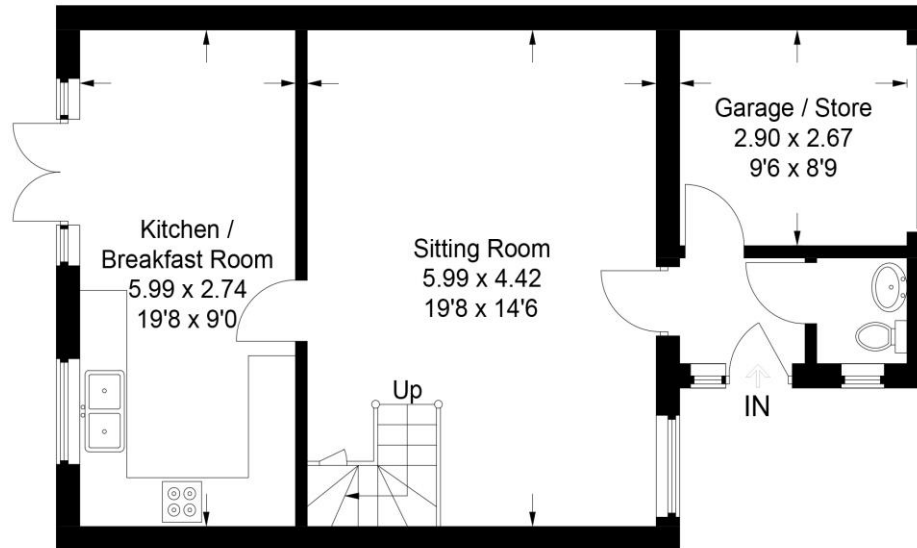


## THAME

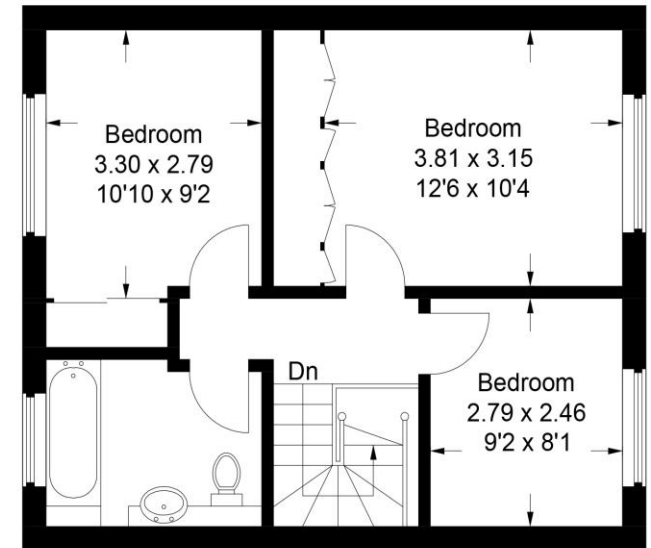
Thame is a bustling traditional Market town located close to the Chiltern Hills and the historic City of Oxford. Within Thame there are many lovely restaurants, public houses and coffee shops. Thame has a thriving well supported market each Tuesday with a farmers' market once a month. The traditional cattle market takes place within Thame each week. There is a small theatre within Thame called The Thame Players and there are numerous clubs and societies. Thame is nicely positioned for the commuter with Haddenham station being a five minute drive from Thame and provides a direct route to London Marylebone in some 36 minutes whilst the M40 motorway is a short drive from Thame

## 12 Pennington Place

Approximate Gross Internal Area  
Ground Floor = 58.3 sq m / 627 sq ft  
First Floor = 44.8 sq m / 482 sq ft  
Total = 103.1 sq m / 1,109 sq ft  
(Including Garage / Store)



**Ground Floor**



**First Floor**

Local Authority – South Oxfordshire Council

Council Tax - D

EPC - C

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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1 Swan Walk, Upper High Street, Thame, Oxon, OX9 3HN

**01844 214421**

thame@colombs.co.uk

**www.colombs.co.uk**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.