4 Orchard Close

THAME, OXFORDSHIRE. OX9 3JR

HAMNETT HAYWARD

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THAME, OXFORDSHIRE OX9 3JR

A one bedroom retirement bungalow forming part of a popular retirement development for the over 55's with private garden and off street parking

This well-presented one-bedroom retirement bungalow is situated in a quiet cul-de-sac of similar age-restricted properties, conveniently located within easy reach of Thame's excellent range of amenities.

Internally the property benefits from a modern kitchen with integrated appliances, a cozy living room with space for a dining table, double bedroom with built-in wardrobe and glazed door leading directly onto the rear garden and an up-dated shower room, all of which is presented in excellent condition. The living room also includes a wall mounted contemporary flame effect electric fire and flat screen television as part of the purchase price.

Externally the property includes a secluded rear garden laid mainly to patio and there is also off-road parking to the front aspect.

The Rycote Practice and Thame Community Hospital are approximately 300 metres away, while Thame Upper High Street is around 600 metres from the property. Bus stops can also be found on Kingsey Road, just a short walk from the end of Orchard Close.

Offered with vacant possession and no onward chain, this property represents an excellent opportunity for those seeking a conveniently located retirement home in Thame.

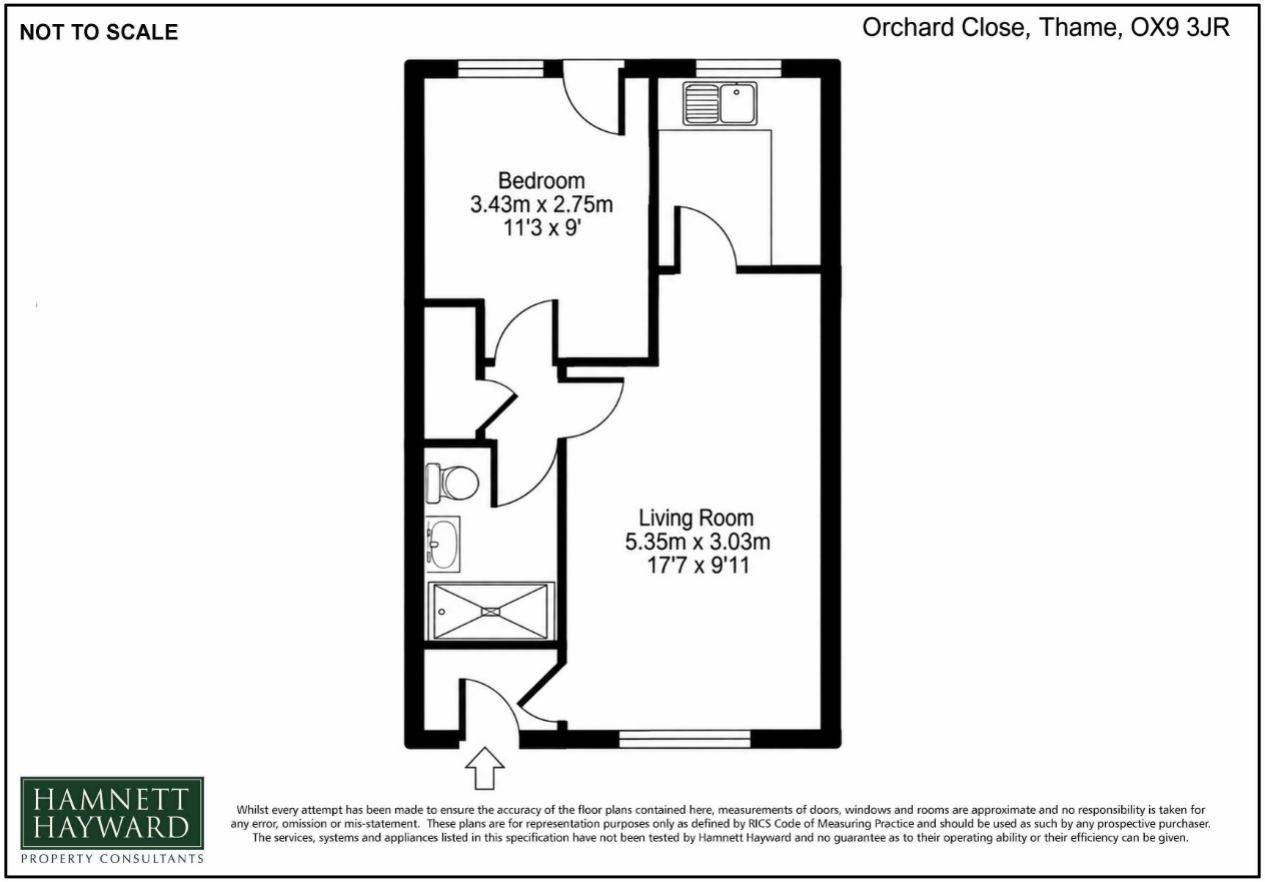
"A lovely one bedroom retirement bungalow situated within easy reach of the town centre offering well maintained modern accommodation"

At a Glance

- A modernised one bedroom retirement bungalow forming part of a small-cul-de-sac development
- Updated kitchen and shower room and uPVC double glazed windows
- Private garden and off street parking
- NO UPWARD CHAIN
- Picturesque market town providing good access to London Marylebone (under 40 mins from station)

SUMMARY

- Entrance vestibule
- Living/dining room
- Modern Kitchen with integrated appliances
- Double bedroom with wardrobes
- Modern shower room
- Private garden
- Off street parking
- Updated kitchen and shower room
- uPVC double glazing
- Electric night storage heating
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
- Within walking distance of the picturesque market town
- NO UPWARD CHAIN



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 and Marks & Spencer Simply Food 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 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 drainage and electricity
Heating: Electric storage heaters
Energy Rating: Current D (59) Potential A (93)
Tenure: Leasehold, 125 years from 1983
Service charges £1227 PA
Ground rent TBC
Local Authority: South Oxfordshire District Council
Postcode: OX9 3JR
Council Tax Band: B

HAMNETT HAYWARD

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