

40 TOWERSEY DRIVE

THAME, OXFORDSHIRE. OX9 3NS



HAMNETT
HAYWARD

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A beautifully presented and comprehensively modernised three-bedroom family home, enjoying an enviable position in a particularly popular part of Thame, with an attractive outlook over the playing fields of Lord Williams's School.

Ideally positioned on the East side of this highly sought after market town, Towersey Drive is a quiet residential street, well positioned within a short walk of Lord Williams's school and just a short stroll from the well regarded Phoenix trail, providing picturesque rural walks to The Chiltern Escarpment and a connection into the thriving town centre.

Originally constructed in the 1960's the property has been thoughtfully renovated throughout and now offers stylish, contemporary and highly efficient accommodation, perfectly suited to modern family living. At the heart of the home is a superb open-plan kitchen/dining room, creating an impressive space for everyday family life and entertaining. The kitchen is beautifully fitted with a range of Shaker-style cupboard and drawer units, complemented by hardwood work surfaces and a matching central island. Bi-fold doors seamlessly connect the room with the garden, flooding this impressive space with an abundance of natural light. A generous utility room leads from the kitchen, providing further cupboard space and practical storage. The accommodation is further complemented by a versatile gym/home office, ideal for those working from home or requiring additional recreational space. To the front of the property is a wonderful, cosy sitting room, featuring exposed timber floorboards, built-in shelving and cupboards, and a charming wood-burning stove.

To the first floor are three well-proportioned bedrooms, served by a beautifully refitted modern family bathroom.

The rear garden has been thoughtfully landscaped to create a wonderful space for both relaxing and entertaining. A generous paved terrace provides the perfect setting for outdoor dining, with the remainder laid mainly to an attractive artificial lawn for ease of maintenance. Well-stocked flower and shrub borders add colour and interest, while a pathway leads to a useful garden shed. The garden is enclosed by fencing and enjoys a particularly pleasant, private feel. At the bottom of the garden is a second terrace under a timber pergola, offering a private position and catching the last of the sun. To the front of the property is off street parking.

“A BEAUTIFULLY RENOVATED FAMILY HOME FORMING PART OF A HIGHLY SOUGHT AFTER RESIDENTIAL STREET, ADJOINING LORD WILLIAMS'S SCHOOL GROUNDS AND CLOSE TO PICTURESQUE RURAL WALKS”



AT A GLANCE

- A comprehensively refurbished home with internal living space extending to 1,347 sq.ft
- Highly desirable location adjoining the grounds of Lord Williams's secondary school
- Within a short walk of The Phoenix Trail for access into the town centre and rural walks
- Energy efficient with three battery storage units and two mini heat pumps
- Picturesque market town offering a thriving High Street and connections to London Marylebone



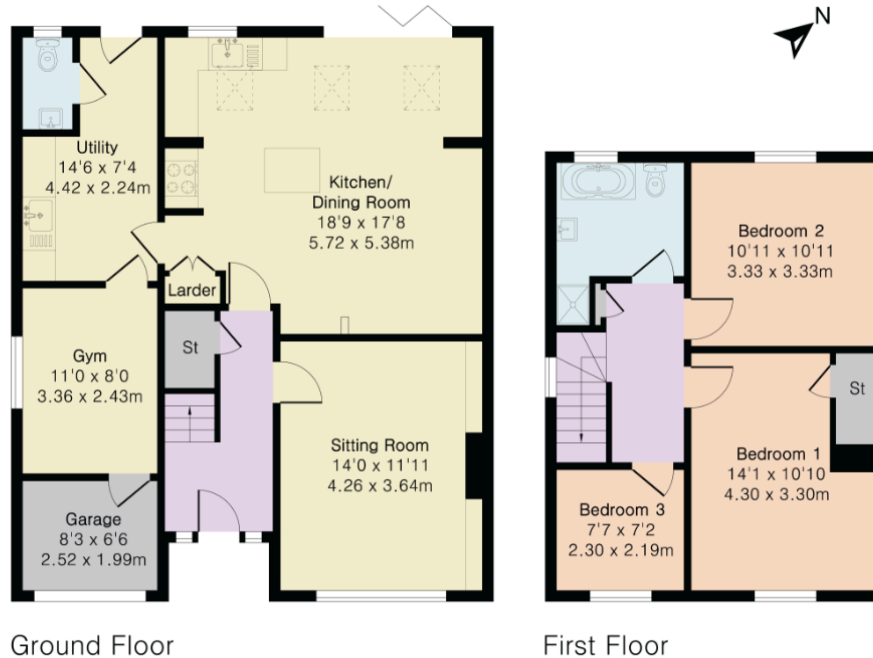
SUMMARY

- Entrance hall with storage
- Cloakroom
- Utility room
- Generous open plan kitchen/dining/family room extending to 18'
- Traditional shaker style units and bi-fold doors to rear
- Sitting room with wood burning stove
- Home gymnasium/office
- Principal bedroom with storage
- Two further bedrooms
- Family bathroom with stand alone bath and separate shower
- Off street parking for two cars
- Garage store
- Beautifully landscaped garden with two separate terrace's
- Garden to the rear with a 'Westerly-aspect' adjoining Lord Williams's school grounds
- Just a short walk from the popular Phoenix trail, providing exceptional rural walks as far as the Chiltern hills
- London Marylebone in under 40 minutes from nearby Haddenham & Thame Parkway
- Accommodation extending to 1,347 sq.ft
- Three battery storage units, each providing 3.2kW of storage capacity, together with two Thermopod mini heat pumps. Utilising thermodynamic panels to harness energy from the air, wind, rain and sunlight.

**Approximate Gross Internal Area 1347 sq ft - 125 sq m
(Including Garage)**

Ground Floor Area 868 sq ft – 81 sq m

First Floor Area 479 sq ft – 44 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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. Local education facilities are provided for all ages and include three reputable primary schools and the renowned Lord Williams's 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 boiler. Three battery storage units, each providing 3.2kW of storage capacity, together with two thermopod mini heat pumps. Utilising thermodynamic panels to harness energy from the air, wind, rain and sunlight, one system provides hot water up to 55°C, while the second can support the central heating system.

Energy Rating: Current C (74) Potential C (80)

Local Authority: South Oxfordshire District Council

Postcode: OX9 3NS

Council Tax Band: D

Tenure: Freehold



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