

37 YOUENS DRIVE

THAME, OXFORDSHIRE. OX9 3ZQ



HAMNETT
HAYWARD

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A generous four bedroom detached family home enjoying a popular setting within this 'Family Friendly' development.

37 Youens Drive is one of only four family homes constructed in this particular style, forming part of this highly sought after development on the fringe of the town, overlooking a pleasant open green. Constructed approximately 25 years ago by Crest Homes, the property forms part of this well regarded development providing direct access onto the beautiful phoenix trail and within catchment of the reputable John Hampden primary school.

Internally the property provides spacious and adaptable accommodation arranged over two floors. The ground floor benefits from three reception rooms including a generous sitting room overlooking the rear, dining/family room and study. The kitchen is fitted with a comprehensive range of floor and wall units, includes an integrated double oven and benefits from an adjoining utility room with side access to the rear garden.

To the first floor are four bedrooms, the master located to rear of the house includes wardrobes and an en-suite shower room. The remaining three bedrooms are served by a family bathroom.

Outside, the property enjoys off street parking to the front for 2 vehicles leading to a detached single garage with light, power and a personal door opening onto the garden. The rear gardens are laid mainly to lawn, enclosed with timber panel fencing and include a paved terraced area.

With no upward chain this is a great opportunity to acquire a good sized family home, with very few overlooking the open green and close to the renowned Phoenix trail for access to good schools and the thriving town centre.

"A WELL PROPORTIONED FOUR BEDROOM DETACHED FAMILY HOME FORMING PART OF A POPULAR DEVELOPMENT OVERLOOKING A SMALL GREEN AND WITHIN A STONES THROW OF PHOENIX TRAIL"



AT A GLANCE

- A four bedroom detached family home offering internally accommodation extending to 1507 sq.ft
- Popular 'family friendly' development overlooking a small open green
- Private garden adjoining the attractive Phoenix Trail
- The flexibility of three reception rooms
- Picturesque market town providing good access to London Marylebone (under 40 mins from station)

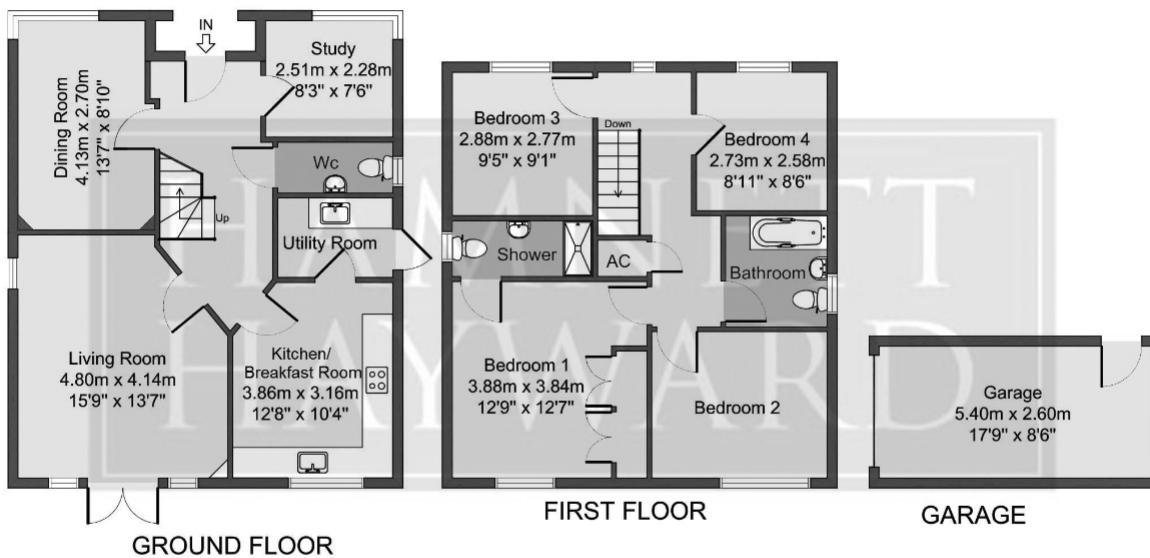


SUMMARY

- Generous entrance hall
- Cloakroom
- kitchen/breakfast room
- Sitting room with glazed sliding door opening to the garden and gas fire (not tested)
- Dining/family room
- Study
- Principal bedroom with en-suite shower room
- Three further bedrooms
- Family bathroom
- Tandem off street parking for two vehicles
- Detached garage
- Private rear garden
- Close to the well regarded Phoenix trail, connecting to superb country walks
- Within catchment for John Hampden primary school
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
- Picturesque market town
- Vacant possession upon completion with no onward chain

NOT TO SCALE

Total approx. floor area 1507 sq.ft. / 140 sq.m



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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in the specification have not been tested by Hamnett Hayward and no guarantee as to their operating ability or their efficiency can be given.

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' 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 central heating to radiators

Energy Rating: Current C (76) Potential B (86)

Tenure: Freehold

Local Authority: South Oxfordshire District Council

Postcode: OX9 3ZQ

Council Tax Band: F

GUIDE PRICE £650,000