

18 ESINGDON DRIVE

THAME, OXFORDSHIRE. OX9 3DS



HAMNETT
HAYWARD

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A modern, double fronted three bedroom detached family home forming part of a popular 'family friendly' development close to the renowned Phoenix trail.

Located on the fringe of the town adjoining open countryside with immediate access to a popular footpath for dog walkers and runners, Esingdon Drive forms part of a popular development constructed by Taylor Wimpey in 2016. The development is also close to the popular Phoenix trail connecting to the heart of the town and within catchment of the highly regarded John Hampden primary school and Lord Williams's secondary school. For the commuter, the development offers good access for junction 6 of the M40 to London and within a short drive of Haddenham & Thame parkway for a comprehensive service into London Marylebone (under 40 minutes).

Internally the property enjoys beautifully presented accommodation arranged over two floors. Particular mention is made of the open plan kitchen/dining room extending the length of the house with an outlook to the front and rear garden. The kitchen is well equipped with a range of Electrolux integrated appliances, including an electric double oven, gas ring hob and dishwasher. Further accommodation includes a generous sitting room fitted with an engineered timber floor and glazed doors opening directly to the rear garden.

To the first floor are three bedrooms including a principal bedroom with fitted wardrobes and an en-suite shower room. Two further bedrooms are served by a family bathroom.

Outside, off street parking is available to the side of the property with further access to the garage. The remainder of the front garden is bordered by box hedging with further shrubs and a small area of lawn extending to the side. To the rear is a lovely enclosed garden offering a good degree of privacy, laid mainly to lawn with flower and shrub borders. A generous terrace offers a private position ideal for entertaining and a personnel door provides access to the garage. EPC rating is B and accommodation extends to 1,126 SQ.FT.

An excellent opportunity to acquire a well presented detached home with connections to The Phoenix Trail and the town's reputable schools.

"A BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED PROPERTY ENJOYING A LOVELY POSITION FORMING PART OF A POPULAR FAMILY FRIENDLY DEVELOPMENT, WITHIN THIS PICTURESQUE MARKET TOWN"



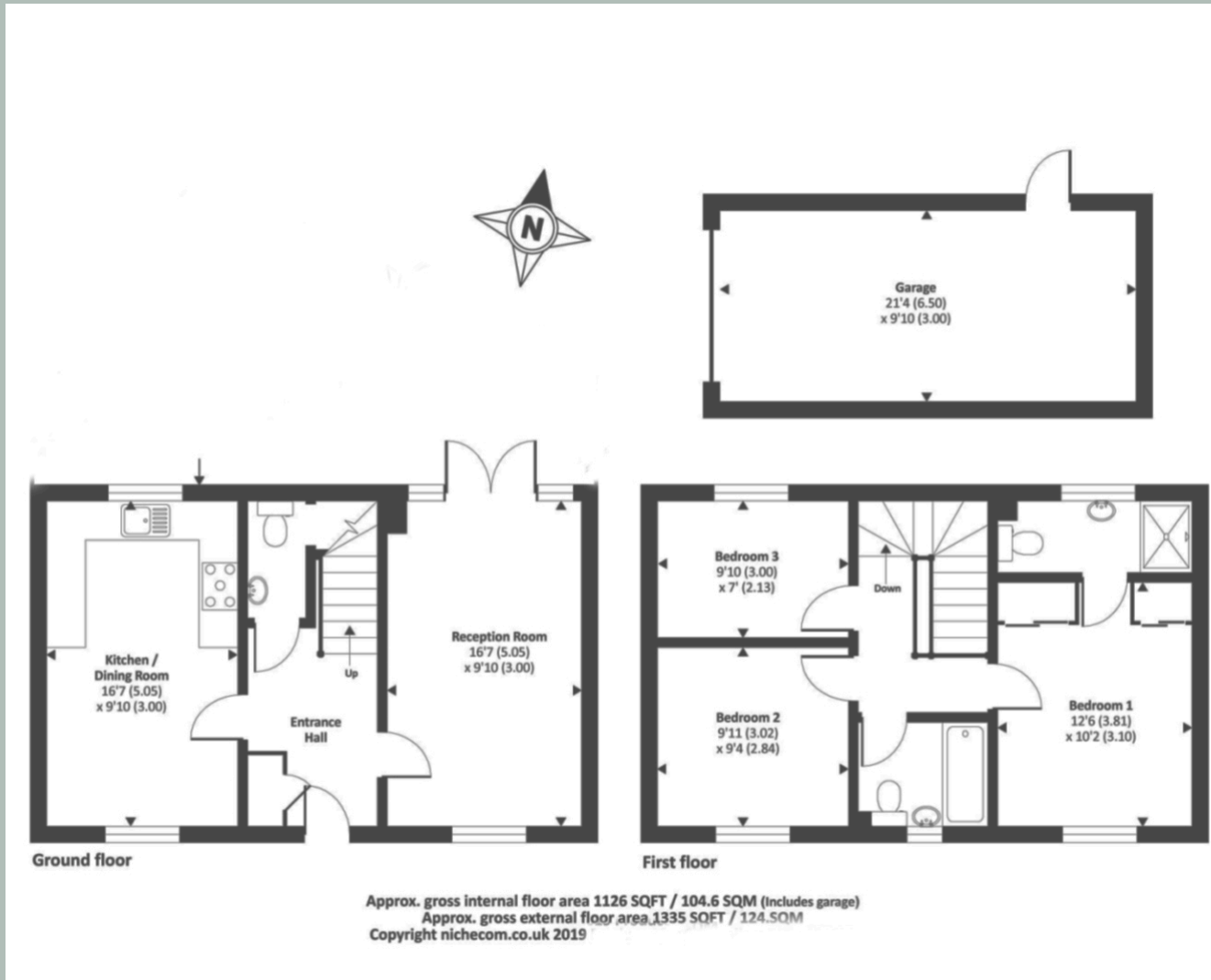
AT A GLANCE

- Three bedroom detached home located on the fringe of this popular development.
- Highly desirable location within walking distance of The Phoenix Trail and John Hampden school
- Lovely open plan Kitchen/dining room with integrated appliances
- Enclosed garden offering a good degree of privacy, off street parking and garaging
- Picturesque market town providing good access to London Marylebone (under 40 mins from station)



SUMMARY

- Entrance hall
- Cloakroom
- Open plan kitchen/dining room extending to 16' in length
- Well equipped kitchen with a range of integrated appliances
- Sitting room
- Master bedroom with en-suite shower room
- Two further bedrooms
- Family bathroom
- Off street parking
- Garage with boarding over beams to create mezzanine for storage
- Recently landscaped gardens with a generous terrace for entertaining
- Popular 'family friendly' development
- Catchment for John Hampden primary school
- Within a short walk of the popular Phoenix Trail
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
- Picturesque market town with a selection of restaurants, bars and cafe's
- No onward chain
- Excellent location for both John Hampden primary school and Lord Williams's secondary school
- Potential to extend



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 and High Street brands, including Gails the bakery and Crew clothing. A fine selection of bars, restaurants, public houses and cafe's also line this historic High Street. A Waitrose, Sainsburys and Marks & Spencer supermarket are also located within the town. 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 and Grammar Schools in Aylesbury, 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 B (86) Potential A (96)

Local Authority: South Oxfordshire District Council

Postcode: OX9 3DS

Council Tax Band: E



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