

# 53 GLENHAM ROAD

THAME, OXFORDSHIRE. OX9 3WD



HAMNETT  
HAYWARD

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**A recently refurbished and extended four bedroom detached family home, enjoying a unique position tucked away within a highly regarded development.**

Wonderfully positioned on the East side of this highly sought after market town, Glenham Road is a select 'family-friendly' street offering excellent access to Lord Williams's school, The High Street and connecting rural walks to Haddenham and The Phoenix Trail. Thame is the most beautiful Oxfordshire market town, offering a thriving High Street offering an extensive range of amenities and shopping facilities. For the commuter the M40 junctions 6 & 8a are close by and Haddenham & Thame parkway offers a comprehensive service into London Marylebone (under 40 minutes).

This generous family home has been extended and modernised in more recent years to offer well balanced accommodation, the first floor has been re-designed to provide a fabulous principal bedroom with walk in dressing area and a modern shower room. The ground floor benefits from modern open plan living and of particular note is the open plan kitchen/breakfast/family room extending to an impressive 23' in length. The kitchen is fitted with a range of shaker style cupboard and drawer units with granite work surfaces, the kitchen is fitted with appliances including a Range style cooker with double oven. Further accommodation to the ground floor includes a sitting room with laminated wood flooring and a fireplace housing a wood burning stove. To the first floor are four bedrooms, the principle located at the front with a dual aspect and flooded with natural light. Three further bedrooms are served by a recently updated bathroom suite with separate shower.

Outside, the property is tucked away at the end of the development providing a private 'family-friendly' setting. Generous off street parking is located to the front of the property in front of the garage. The formal gardens are located to the rear and side, directly to the rear of the property is a private terrace for outdoor dining. The main garden enjoys a sunny South-Easterly aspect and is enclosed by a brick retaining wall. The garden is laid to lawn with a modern terrace ideal for entertaining.

This impressive family home offers a unique opportunity to acquire a property within this small residential cul-de-sac, offering well balanced accommodation, ample off street parking and garaging.

“THE MOST IMMACULATE FOUR BEDROOM DETACHED HOME WITHIN A SMALL CUL-DE-SAC, RECENTLY EXTENDED AND RENOVATED TO A PARTICULARLY HIGH STANDARD, AND JUST A SHORT WALK TO BARLEY HILL SCHOOL”



## AT A GLANCE

- A recently extended four bedroom detached family home offering 1,601 sq.ft of living space
- Small 'family friendly' cul-de-sac, within a short walk of Barley Hill school and lovely rural walks
- A fabulous open plan kitchen/dining/family room
- Stunning kitchen with a range of integrated appliances
- Picturesque market town with good access to Haddenham station (London Marylebone in 37 mins)



## SUMMARY

- Entrance hall opening to;
- Dining room
- Cloakroom
- Sitting room with wood burning stove
- 23' open plan kitchen/breakfast/family room
- Well equipped kitchen with granite work surfaces
- Utility room
- Principal bedroom suite with walk in dressing room and en-suite shower room
- Three further bedrooms
- Family bathroom
- Ample parking to the front
- Garage
- Landscaped gardens to the rear and side
- South-east facing formal garden
- Recently replaced windows and doors
- Immaculate presentation throughout
- Within a short walk of the reputable Barley Hill primary school and Lord Williams's secondary school
- London Marylebone in 37 minutes from nearby Thame & Haddenham Parkway
- Picturesque market town
- Vacant possession

## Glenham Road, Thame, OX9

Approximate Area = 1601 sq ft / 149 sq m (excludes garage)

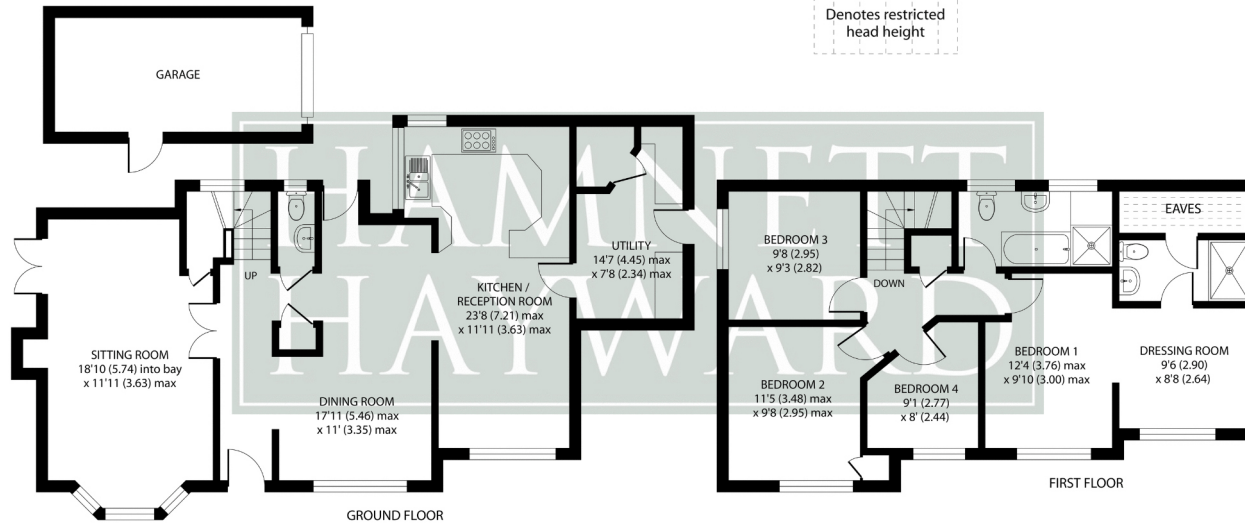
Limited Use Area(s) = 29 sq ft / 3 sq m

Total = 1630 sq ft / 152 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2020. Produced for Hamnett Hayward Ltd. REF: 654139

## 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 central heating to radiators.

Energy Rating: Current C (74) Potential B (84)

Local Authority: South Oxfordshire District Council

Postcode: OX9 3WD

Council Tax Band: E

Tenure: Freehold

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42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: [thame@hamnetthayward.co.uk](mailto:thame@hamnetthayward.co.uk)