

# 1A VICTORIA MEAD

THAME, OXFORDSHIRE. OX9 3HY



HAMNETT  
HAYWARD

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**A well equipped two bedroom detached home, enjoying a wonderful location tucked away within a quiet setting, just a short walk from the town centre.**

Individually designed and constructed just eight years ago, this attractive two bedroom detached home has been beautifully finished and offering a modern open plan interior. Tucked away within a quiet crescent of homes, Victoria Mead is perfectly positioned for all the many amenities on offer within the town and just a short stroll to the Town centre and Elms park. For the commuter, the M40 junction 6 is easily accessible, Haddenham & Thame parkway is just two miles for a comprehensive service into London Marylebone (under 40 minutes) and a regular bus service is available for Oxford city centre.

The front door opens directly into a hallway with ample storage and opening to the ground floor accommodation which is fitted with an attractive timber floor. The sitting room extends to an impressive 21' in length and is flooded with natural light. The sitting room opens into the dining room which in turn opens to form a kitchen/dining area. The kitchen is fitted with a comprehensive range of contemporary base and eye level cupboard and drawer units with granite work surfaces forming a breakfast bar. Fitted appliances include a Bosch electric oven, hob and extractor, with a further dishwasher and fridge/freezer.

To the first floor are two generous bedrooms, the principal bedroom extending to 21' with an en-suite bathroom and a further guest bedroom with en-suite shower room.

Outside, the property offers off street parking adjacent to the house with EV charging point and access is available to the garden. The garden is enclosed offering an excellent degree of privacy and a sunny 'South-Westerly' aspect. A paved terrace offers the perfect area for entertaining a summer dining, with the remainder of the garden laid to lawn.

In our opinion this is a unique opportunity to acquire an individual detached home constructed to such a high standard, whilst located within a quiet setting so close to the town centre.

“A PURPOSE BUILT TWO BEDROOM DETACHED CONTEMPORARY HOME, POSITIONED WITHIN THE HEART OF THIS ATTRACTIVE OXFORDSHIRE MARKET TOWN, JUST A SHORT WALK FROM THE THRIVING TOWN CENTRE”



## AT A GLANCE

- A unique two bedroom detached contemporary home within the heart of a picturesque market town
- Just a short walk from the thriving town centre for a range of shopping, restaurants and cafe's
- Off street parking with EV charging
- Modern open plan living including a well equipped kitchen/dining room
- London Marylebone in under 40 minutes from Haddenham & Thame parkway



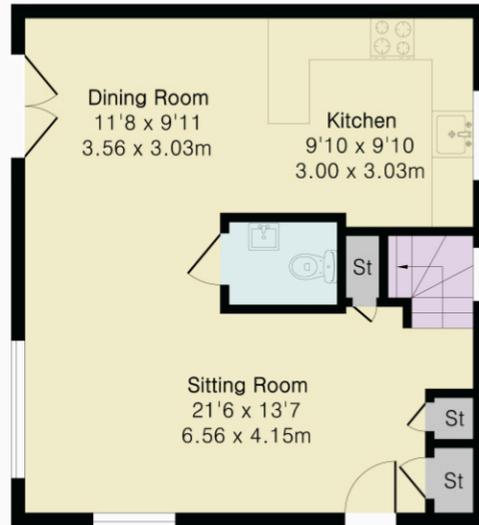
## SUMMARY

- Open plan hallway with storage
- Cloakroom
- Modern open plan living with engineered wood floor
- 21' sitting room opening to;
- Open plan kitchen/dining room
- Well equipped kitchen with integrated appliances and granite work surfaces extending into breakfast bar
- Principal bedroom with en-suite bathroom
- Guest bedroom with en-suite shower room
- Off street parking with EV charging
- Private enclosed garden offering a sunny South-Westerly aspect
- Central town location close to The Elms park and within a short walk of the thriving town centre
- Within walking distance of local M&S store
- Gas fired central heating
- Close to The Phoenix Trail for a network of connecting country walks
- London Marylebone in under 40 minutes from Haddenham & Thame parkway
- Excellent connections to Oxford & Bicester village retail outlet
- Within catchment of the reputable John Hampden primary school
- Vacant possession with no onward chain

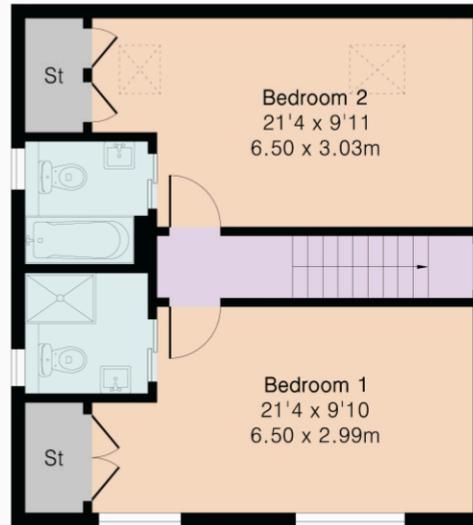
## Approximate Gross Internal Area 1014 sq ft - 94 sq m

Ground Floor Area 507 sq ft – 47 sq m

First Floor Area 507 sq ft – 47 sq m



Ground Floor



First Floor



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.

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## 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 and Sainsburys supermarket are also located in 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's Secondary School which has obtained 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 three Grammar schools in Aylesbury all accessible by bus. For leisure and foodies, there is a wide choice of restaurants and pubs surrounding the town, including La table d'alix in Great Haseley, The Nut Tree Inn at Murcott and Le Manoir aux Quat' Saisons at Great Milton.

## ADDITIONAL INFORMATION

Services: Mains water, Gas & Electricity

Heating: Gas fired central heating to radiators.

Energy Rating: Current B (83) Potential A (93)

Local Authority: South Oxfordshire District Council

Postcode: OX9 3HY

Council Tax Band: D

Tenure: Freehold

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