

# 18 MOOREND LANE

THAME, OXFORDSHIRE. OX9 3BQ



HAMNETT  
HAYWARD

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**A recently extended and re-designed three bedroom family home, enjoying a quiet position tucked away behind the thriving town centre.**

Originally constructed during the 1980's, this fabulous three bedroom home has been extended in recent years and completely re-designed to provide stylish, open plan living. A highlight of the property is the wonderful kitchen, opening to a 20' dining/family room with bi-fold doors opening to the lovely garden. The property is ideally positioned within a short walk of the town centre, Waitrose and the town's schools. The attractive church of St Mary's and the town's cricket ground are also within a short walk, connecting to a number of picturesque walks. Thame is a highly sought after and picturesque market town, ideally positioned for access to the M40 and Haddenham & Thame Parkway for a comprehensive service into London Marylebone (under 40 mins).

Internally the property boasts a lovely arrangement of accommodation with light and airy, open plan ground floor living including a stunning contemporary kitchen. The ground floor has an entrance hall and downstairs cloakroom, with a sitting room fitted with an attractive oak floor and a bespoke fitted cupboards with shelving and storage. The kitchen is fitted with a comprehensive range of grey shaker style units with a white quartz work surface extending to a generous breakfast bar area. Integrated appliances include a fridge/freezer, dishwasher and wine cooler. The kitchen area extends seamlessly into an open plan dining/family room fitted throughout with an attractive limestone flooring with under floor heating throughout. This fabulous room is also complemented with a wood burning stove and bi-fold doors extending the entire width of the room. To the first floor are three generous bedrooms and a recently re-fitted family bathroom with shower.

Outside, to the front is an area laid to lawn with mature shrubs and steps leading to the front door. The rear garden offers a generous area of lawn within a large double plot and a sunny 'South-Easterly' aspect. The property has two separate terrace area's, both immediately from the kitchen and a decked area at the bottom of the garden. Access from the garden opens to a garage with EV charging, extending to 22' with further off street parking for two vehicles.

This is a unique opportunity to acquire a stylish three bedroom home enjoying a convenient central location within a short walk of the town centre and all the many reputable schools within the town.

"A BEAUTIFULLY PRESENTED FAMILY HOME WITH A VERY STYLISH CONTEMPORARY INTERIOR, LOCATED JUST A 'STONES THROW' FROM THE PICTURESQUE TOWN CENTRE"



## AT A GLANCE

- A comprehensively re-designed three bedroom home offering a stylish interior
- Highly sought after location, tucked away behind the picturesque town centre
- The most fabulous open plan kitchen/dining/family room with bi-fold doors to the garden
- Off street parking for two cars, garage with EV charging and a generous 'South-East' facing garden
- Picturesque market town providing good access to London Marylebone in under 40 minutes



## SUMMARY

- Entrance hall
- Cloakroom
- Sitting room with wood floor and bespoke media wall with storage and shelving
- Lovely shaker style kitchen with granite work surfaces
- Kitchen opens to fabulous dining/family room with wood burning stove, under floor heating and bi-folds
- Study area
- Three generous bedrooms
- Recently updated family bathroom with shower
- Off street parking for two vehicles at the rear
- Garaging at the rear with EV charging point
- Gas fired central heating including under floor heating to the extension and a wood burning stove
- The most attractive formal garden offering a sunny 'South-Easterly' aspect
- Wonderful position tucked away behind the picturesque town centre
- Within a short walk of the reputable Barley Hill school
- Highly sought after Oxfordshire town with a vibrant centre and an excellent selection of shops
- London Marylebone in under 40 minutes from nearby Thame & Haddenham Parkway

## 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 a Sainsbury's supermarket are also located in the centre, as well as the recently opened Gail's bakery. Despite Thame's rural location, 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. A bus is also available for the three Grammar schools in nearby Aylesbury. 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. The M40 (junctions 6 & 8a) are within striking distance offering access to Oxford, London and the nearby Bicester retail village. For restaurants, Le Manoir Aux Quat Saisons, Sir Charles Napier and the Nut Tree, are close by.

## ADDITIONAL INFORMATION

**Services:** Mains water, Gas & Electricity

**Heating:** Gas fired heating to radiators, under floor heating to garden/family room extension

**Energy Rating:** Current C (73) Potential B (84)

**Tenure:** Freehold

**Local Authority:** South Oxfordshire District Council

**Postcode:** OX9 3BQ

**Council Tax Band:** E

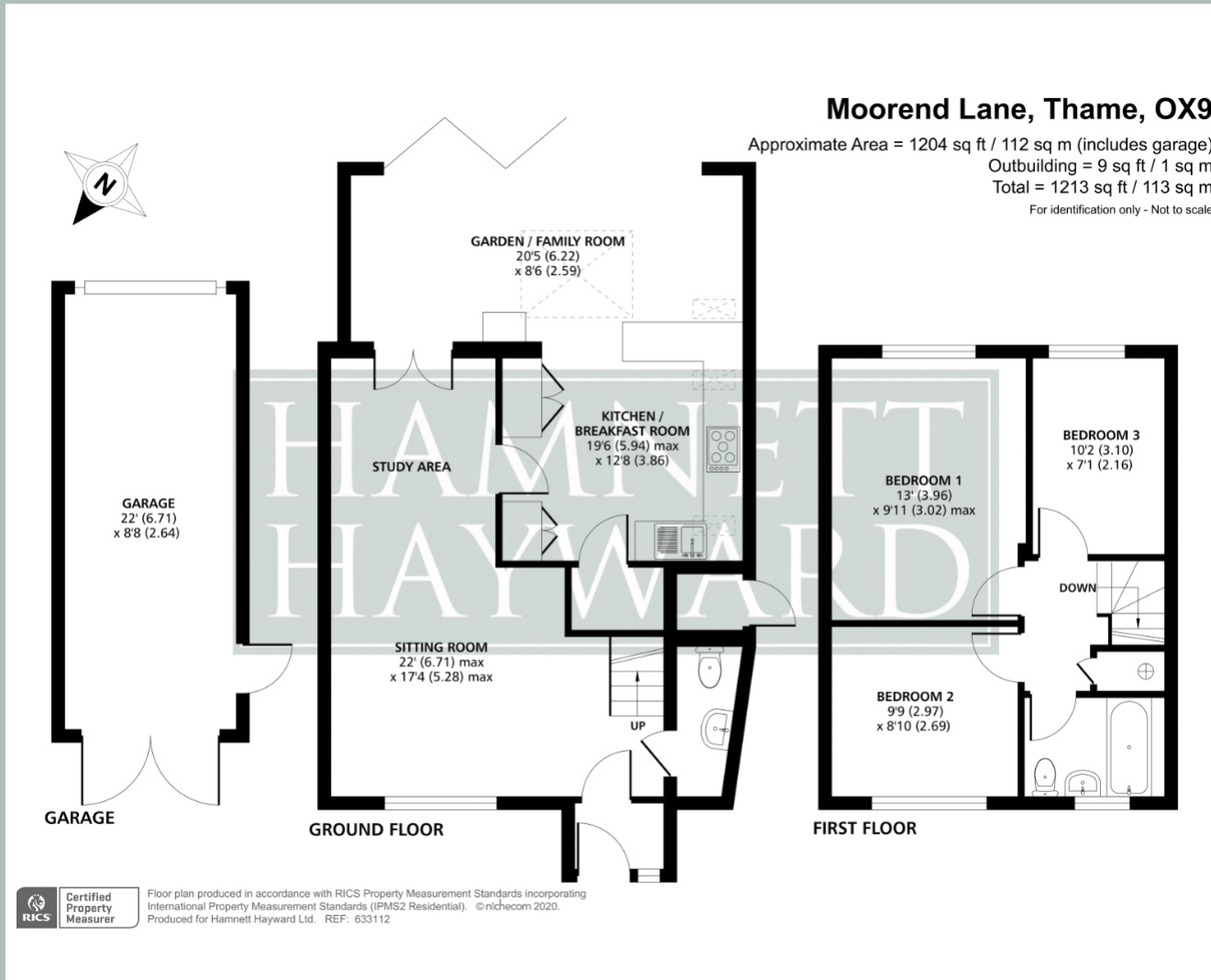
## Moorend Lane, Thame, OX9

Approximate Area = 1204 sq ft / 112 sq m (includes garage)

Outbuilding = 9 sq ft / 1 sq m

Total = 1213 sq ft / 113 sq m

For identification only - Not to scale



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