

4 BARTONE PLACE

THAME, OXFORDSHIRE. OX9 3ED



HAMNETT
HAYWARD

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An impressive four-bedroom semi-detached family home, beautifully positioned within this highly regarded residential setting and complemented by a substantial private garden.

A spacious four-bedroom semi-detached home, offering well-proportioned accommodation together with a particularly generous garden. Ideally suited to family living, the property combines versatile living space with excellent outdoor space and is conveniently positioned for access to the reputable John Hampden primary school. Number 4 enjoys an enviable position on the edge of the development with a large rear garden and close to a footpath circulating the development, ideal for dog walkers and runners. 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 complete with integrated appliances. Further accommodation includes a generous sitting room with a fireplace and glazed double doors opening to a lovely garden. The kitchen itself is fitted with a range of contemporary cupboard and drawer units, integrated appliances include an Electrolux double electric oven and gas ring hob, dishwasher, washing machine and fridge/freezer. To the first floor are four bedrooms including a principal bedroom with an en-suite shower room. Three further bedrooms are served by a family bathroom. Bedroom four offers the option and is currently used for a first floor study.

Outside, a brick paved driveway provides off street parking to the front of a generous garage, extending to 21' in length. A particular attribute of this home is the fabulous garden, laid Predominantly laid to lawn the garden provides a wonderful setting for both family enjoyment and outdoor entertaining. A substantial paved terrace immediately adjoining the house creates an ideal space for al fresco dining and entertaining, making the most of the generous garden and providing a seamless connection between the house and outside space.

An excellent opportunity to acquire a four bedroom family home, located within a lovely position, forming a popular development with excellent connections to The Phoenix Trail and the town's reputable schools.

“A BEAUTIFULLY PRESENTED FOUR BEDROOM PROPERTY ENJOYING A SUPERB GARDEN - FORMING PART OF A POPULAR FAMILY FRIENDLY DEVELOPMENT, WITHIN THIS PICTURESQUE MARKET TOWN”



AT A GLANCE

- Four bedroom semi-detached home located within a popular 'family-friendly' development.
- Highly desirable location within walking distance of The Phoenix Trail and John Hampden school
- Lovely open plan Kitchen/dining room with integrated appliances
- Generous rear garden offering a Southerly aspect and fabulous entertaining space
- Picturesque market town providing good access to London Marylebone (under 40 mins from station)



SUMMARY

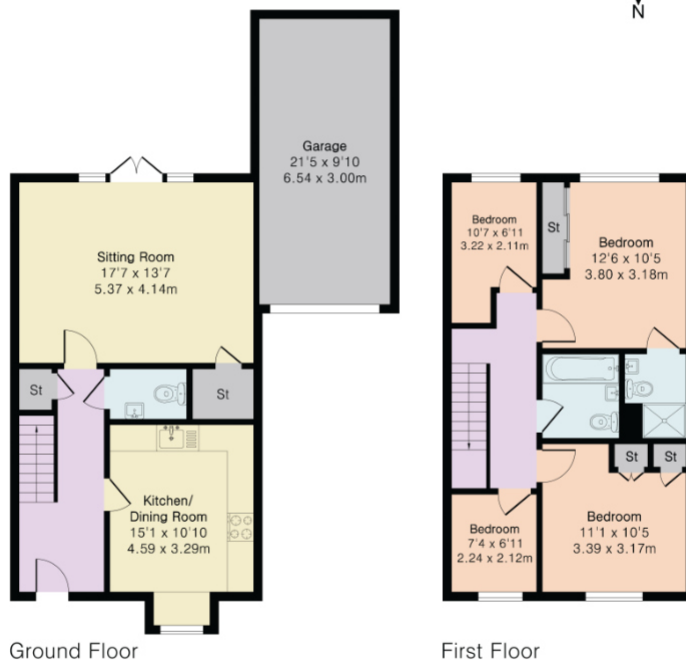
- Entrance hall
- Cloakroom
- 15' Open plan kitchen/dining room with integrated appliances
- 17' Sitting room with glazed doors to garden
- Principal bedroom with en-suite shower room
- Three further bedrooms
- Option of a first floor study
- Family bathroom
- Off street parking to the front
- 21' garage
- Generous South facing garden with large entertaining terrace
- Popular 'family friendly' development
- Catchment for John Hampden primary school
- Within a short walk of the popular Phoenix Trail
- London Marylebone in under 40 minutes from nearby Thame & Haddenham Parkway
- Picturesque market town with a selection of restaurants, bars and cafe's
- Reputable schools

**Approximate Gross Internal Area 1095 sq ft - 101 sq m
(Excluding Garage)**

Ground Floor Area 553 sq ft - 51 sq m

First Floor Area 542 sq ft - 50 sq m

Garage Area 211 sq ft - 20 sq m



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.



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 (95)

Local Authority: South Oxfordshire District Council

Postcode: OX9 3ED

Council Tax Band: C

GUIDE PRICE £550,000



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