

52 VANE ROAD

THAME, OXFORDSHIRE. OX9 3WF



HAMNETT
HAYWARD

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A beautifully refurbished two-bedroom mid-terrace home, finished to a high standard throughout and offering stylish, turn key living with excellent outdoor and parking provision.

The ground floor features a superb bespoke kitchen with integrated appliances, complimented by generous cabinetry and thoughtful practical touches, including two water supplies for both the washing machine and dishwasher. The adjoining living room provides a comfortable and inviting space, with useful under stair storage alongside.

Upstairs are two well proportioned double bedrooms and a contemporary family bathroom. Throughout the property, attention to detail is evident, with premium carpets and underlay, newly replaced radiators and underfloor heating adding to the quality and comfort.

To the rear, a private landscaped garden provides low-maintenance outdoor space, finished with astro-turf and attractive, anti-slip, porcelain tiling. The garden leads directly to a single garage with power and an electric rolling door, whilst the property also benefits from two allocated parking spaces directly outside the garage.

Significant works completed in the summer of 2024 including updating the properties plumbing and pipework, replacing all radiators, and more, provide peace of mind for the new owner.

A stylish, comprehensively upgraded home combining quality finishes, thoughtful design, and excellent practical features.

“A BEAUTIFULLY REFURBISHED TWO-BEDROOM HOME, COMBINING HIGH-SPEC FINISHES, WITH STYLISH, LOW MAINTENANCE LIVING”



AT A GLANCE

- Two double bedrooms & contemporary family bathroom
- Extensively upgraded from purchase, with noteworthy works being carried out in 2024
- A fabulous bespoke kitchen with integral appliance & premium finishes
- Landscaped rear garden leading to single garage and two allocated parking spaces
- Picturesque market town with good access to Haddenham station (London Marylebone in 37 mins)



SUMMARY

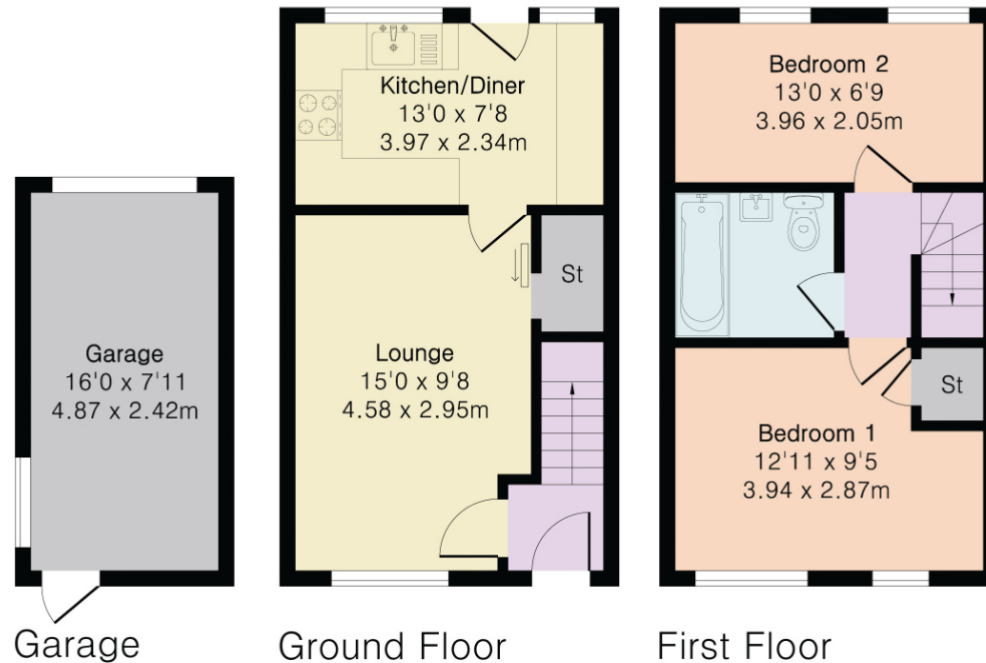
- Refurbished to a high standard
- Two spacious double bedrooms
- Modern family bathroom
- Bespoke fitted kitchen with integrated appliances
- Extensive bespoke kitchen cabinetry
- Premium carpets with premium underlay
- Underfloor heating
- All radiators replaced with new units
- Plumbing and pipework comprehensively updated in summer of 2024
- Bright and comfortable living room
- Useful under stairs storage
- Private, landscaped rear garden with astro-turf and anti-slip porcelain tiles
- Single garage with power
- Two allocated parking spaces directly to rear of the property
- 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

**Approximate Gross Internal Area 602 sq ft - 56 sq m
(Excluding Garage)**

Ground Floor Area 301 sq ft – 28 sq m

First Floor Area 301 sq ft – 28 sq m

Garage Area 127 sq ft – 12 sq m



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 & underfloor heating.

Energy Rating: Current C (73) Potential B (89)

Local Authority: South Oxfordshire District Council

Postcode: OX9 3WF

Council Tax Band: C

Tenure: Freehold

**HAMNETT
HAYWARD**

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42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: thame@hamnetthayward.co.uk