

23 COLLEGE CLOSE

THAME, OXFORDSHIRE. OX9 2DQ



HAMNETT
HAYWARD

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A beautifully presented three storey town house enjoying versatile and stylish living, all within a quiet development nestling on the outskirts of this vibrant town centre.

College Close is a small enclave forming part of the highly sought after Renaissance development, constructed just 16 years ago by the renowned Berkeley homes group. Comprising just twenty unique homes, College Close offers a safe family-friendly environment whilst perfectly placed within a short walk of Lord Williams's school and just a stones throw from the picturesque town centre. The development is also close to the popular Phoenix Trail, providing a network of glorious walks and just a short distance from the town's Cuttlebrook Nature Reserve. 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, this immaculate home has been recently re-configured by the current owners to include a converted reception room providing the perfect office/family room, with access to the lovely garden. The kitchen is fitted with a range of modern cupboard and drawer units, with black granite work surfaces. Fitted 'Bosch' appliances include an electric oven and hob, fridge/freezer and a further built in washing machine. The kitchen opens seamlessly to the dining area, which in turns flows into a generous sitting room. Further accommodation to the ground floor includes a large conservatory opening to the garden.

The bedrooms are arranged over two further floors, the first floor has an impressive bedroom suite with fitted wardrobes and a large en-suite shower room. Two further bedrooms are served by a family bathroom. To the second floor is a further bedroom suite enjoys the entire space of this floor and has built in storage and a large en-suite bathroom.

Outside, to the front is off street parking and a garage store with gated access opening to the rear garden. The rear garden is a real highlight of the home one of the largest for this type of property - with lovely views over the River Thame and peaceful private parkland beyond. At the bottom of the garden is a small paved terrace under a timber pergola, providing a lovely tranquil setting. Immediately to the rear of the house is a generous terrace extending the width of the property and providing the perfect area for entertaining and summer dining.

“A STYLISH THREE STOREY TOWN HOUSE, OFFERING IMMACULATE LIVING OVER THREE FLOORS, LOCATED WITHIN A HIGHLY SOUGHT AFTER DEVELOPMENT JUST A SHORT WALK FROM THE VIBRANT AND HISTORIC TOWN CENTRE”



AT A GLANCE

- A most stylish four bedroom town house, offering versatile living arranged over three floors
- Quiet position within a highly sought after development, just a short stroll from the town centre
- The most fabulous formal garden overlooking Cuttlebrook and The River Thame
- Recently re-designed to provide adaptable and contemporary living
- Picturesque market town providing good access to London Marylebone in under 40 minutes



SUMMARY

- Entrance hall
- Cloakroom
- Well equipped kitchen opening to dining area
- Fitted kitchen with a range of integrated Bosch appliances and granite work surfaces
- 19' open plan sitting/dining room with stone fireplace housing Bioethanol flame fire
- Recently converted family room/study opening to the garden
- Conservatory
- Four bedrooms arranged over two floors;
- Principal bedroom with en-suite bathroom to second floor
- Guest bedroom with en-suite shower room
- Two further bedrooms served by a family bathroom
- The most attractive formal garden, beautifully landscaped and enjoying a stunning outlook over Cuttlebrook and The River Thames
- Highly sought after development constructed by Berkeley homes
- Wonderful position offering a quiet 'family friendly' setting whilst within a short walk of the town centre and The Cuttlebrook Nature Reserve
- Highly sought after Oxfordshire town with a vibrant centre and an excellent selection of shops
- London Marylebone in under 40 minutes from nearby Thames & Haddenham Parkway
- Off street parking and a garage store

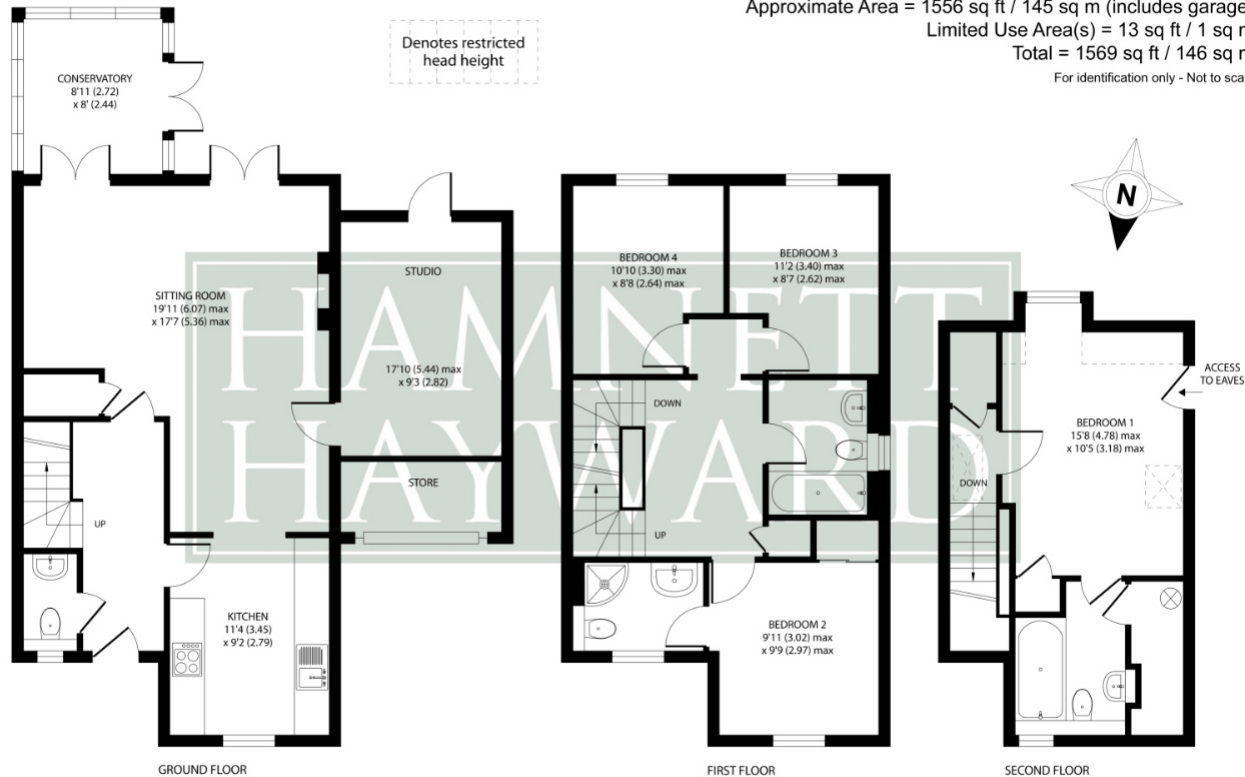
College Close, Thame, OX9

Approximate Area = 1556 sq ft / 145 sq m (includes garage)

Limited Use Area(s) = 13 sq ft / 1 sq m

Total = 1569 sq ft / 146 sq m

For identification only - Not to scale



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 smart radiators, electric under floor to kitchen, entrance hall, family room and conservatory

Energy Rating: Current C (79) Potential B (88)

Tenure: Freehold

Management co: Approximately £468.00 P.A.

Local Authority: South Oxfordshire District Council

Postcode: OX9 2DQ

Council Tax Band: E



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Hamnett Hayward Ltd. REF: 697784

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