

16 WEBSTER CLOSE

THAME, OXFORDSHIRE. OX9 3TU



HAMNETT
HAYWARD

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A three bedroom family home with a generous corner plot, enjoying a quiet position tucked away behind the thriving town centre.

Originally constructed during the 1980's, this lovely three bedroom home has been improved by the current owners including a lovely shaker style kitchen/breakfast room. The property is ideally positioned overlooking a small green and 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 ground floor has an entrance hall opening into a generous sitting/dining room extending to an impressive 17' in length. This lovely reception is flooded with natural light and overlooks the green to the front. The kitchen/breakfast room is fitted with a range of shaker style units with timber work surfaces, handmade ceramic tiles create a lovely up stand. Fitted appliances include a fridge/freezer, dishwasher and an electric oven with ceramic hob. To the first floor are three generous bedrooms, the principal bedroom overlooks the rear and has a feature panelled wall. Two further bedrooms are served by a family bathroom with shower over.

Outside, to the front is an area of off street parking which is finished in Cotswold stone, a garden path leads to the front door and gated access to the side opens to the rear garden. To the rear is a generous corner plot offering a very private walled garden. Laid predominantly to lawn, the garden enjoys a number of mature shrubs and trees, and a large terrace is ideal for entertaining and summer dining. The garden also offers a sunny Southerly aspect.

This is a unique opportunity to acquire an immaculate three bedroom home offering potential to extend at the rear, perfectly located within walking distance of the town centre and a selection of well-regarded local schools.

"A BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME ENJOYING A LARGE CORNER PLOT, LOCATED JUST A 'STONES THROW' FROM THE PICTURESQUE TOWN CENTRE"



AT A GLANCE

- A beautifully presented three bedroom home offering a stylish interior
- Highly sought after location, tucked away behind the picturesque town centre
- Lovely shaker style kitchen/breakfast room opening to the garden
- Off street parking, garage and a generous corner plot offering a 'South-East' facing garden
- Picturesque market town providing good access to London Marylebone in under 40 minutes



SUMMARY

- Entrance hall
- 17' Sitting room
- 15' Kitchen/dining room
- Lovely shaker style kitchen with appliances
- Three bedrooms
- Family bathroom with shower
- Off street parking to the front
- A fabulous corner plot offering potential to extend at the rear (subject to the necessary consents)
- Generous rear garden offering an excellent degree of privacy and a Southerly aspect
- Garage to the rear
- Gas fired central heating
- 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



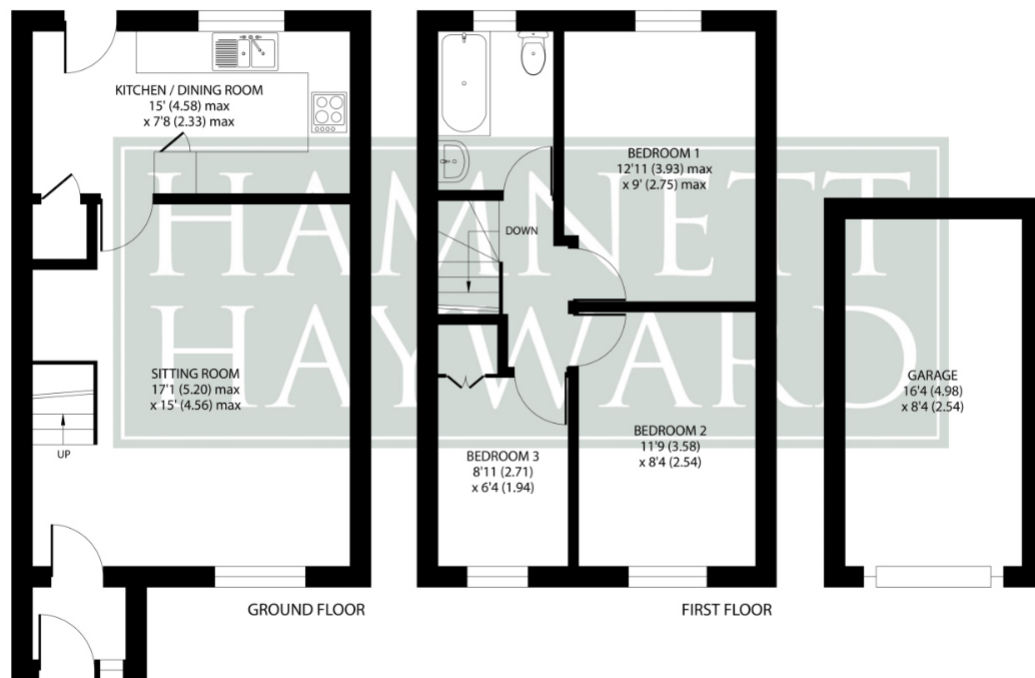
Webster Close, Thame, OX9

Approximate Area = 773 sq ft / 71.8 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 909 sq ft / 84.4 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hamnett Hayward Ltd. REF: 1452738

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

Energy Rating: Current C (69) Potential B (79)

Tenure: Freehold

Local Authority: South Oxfordshire District Council

Postcode: OX9 3TU

Council Tax Band: C



HAMNETT HAYWARD

42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: thame@hamnetthayward.co.uk