

31 SYCAMORE DRIVE

THAME, OXFORDSHIRE, OX9 2AT



■ AUCTIONEERS ■
SURVEYORS ■ P I K E ■ VALUERS ■
SMITH
KEMP
■ ESTATE AGENTS ■

31 SYCAMORE DRIVE

THAME, OX9 2AT

Location, Location, Location! A recently extended and renovated two double bedroom bungalow with a superb open plan living space and overlooking the Cuttlebrook Nature reserve.

31 Sycamore Drive has undergone extensive renovation and is now presented to the market with an abundance of fabulous features. On entering the property, your eye is immediately drawn to the Cuttlebrook nature reserve which is framed by the bifold doors and brings a real sense of the outside space and light into the home. The open plan living space has a large sitting room with feature fireplace and a superb fully fitted kitchen with an abundance of features—from double oven, to wine/beer fridges and integrated appliances as well as a large kitchen island ideal for entertaining. There is underfloor heating throughout and a NEST heating system.

The bifold doors open onto a large and sunny terrace with glass balustrades that in the warmer months, seamlessly blends into the living space making this the perfect home for those who like entertaining.

The property benefits from two double bedrooms, both with en-suites and the master en-suite bathroom is a real show stopper, quite possibly the largest en-suite we have marketed in recent years!

Outside, the front garden is well maintained with driveway parking and the rear garden is a real suntrap with a storage shed and paved seating area as well as a gate directly onto the Cuttlebrook. This house is made for watching the sunset over the Cuttlebrook with a drink in hand!

'RARELY AVAILABLE HOME WITH DIRECT ACCESS TO THE NATURE RESERVE'



IN BRIEF

- Recently renovated and extended bungalow in a quiet cul de sac location
- Walking distance to Thame High Street
- Multi car driveway
- Non-overlooked, low-maintenance, garden with direct access to the Cuttlebrook
- Excellent condition throughout



OVERVIEW

- Master bedroom with superb en-suite bathroom
- One further double bedroom with en-suite
- Large open plan living space with feature fireplace
- Kitchen with double oven and large centre island
- Fully fitted utility room and cloakroom
- Driveway parking for several cars
- Superb sun terrace over looking the Cuttlebrook
- Landscaped garden with direct access to the Nature Reserve
- High specification throughout including heated towel rails, underfloor heating, USB sockets in bedrooms and kitchen island, soft closing kitchen units, wine cooler and drinks fridge, electric underfloor heating to main en-suite and living space, swing bifold multi position doors.
- Bosch appliances and boiler installed Aug 2021

OFFERS IN EXCESS OF: £612,500

SUPPLEMENTARY INFORMATION

Services: Mains gas, electricity, drainage and water

Heating: Gas fired central heating to radiators, electric under floor heating

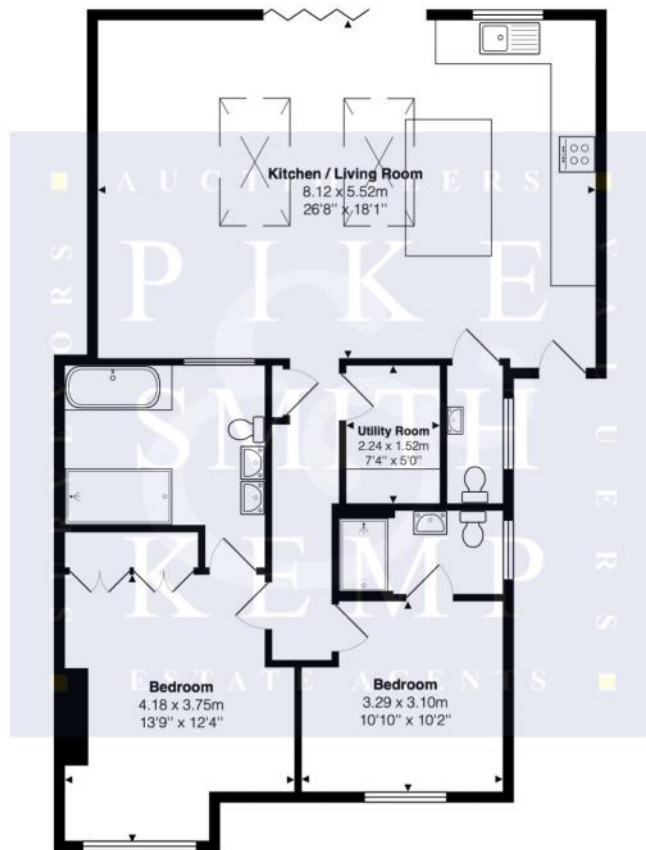
Energy Rating: Currently TBC , Potentially TBC

Environmental Impact Rating: Currently TBC Potentially TBC

Local Authority: South Oxfordshire DC

Council Tax Band: D

Broadband: Standard up to 17Mb, Fibre up to 76Mb



The approximate total area for the elements of the property represented on the floorplan is 97 SqM (1046 Sq.Ft)

Sycamore Drive, Thame, Oxfordshire, OX9 2AT

This floor plan provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing estate/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.

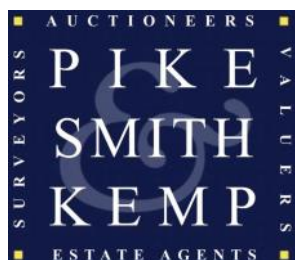
LOCATION

A thriving, 'living' market town in the heart of Oxfordshire at the foot of the Chiltern Hills, Thame is rich in history with Mediaeval, Georgian and Victorian architecture. Its iconic boat-shaped high street wraps around the market place and hosts a popular market every Tuesday, a twice-weekly cattle market and regular farmers' markets.

Thame has unique, award winning shops which share the high street with well-known brands, traditional English pubs selling real ale, Italian, Chinese and Indian restaurants, delightful cafes and tea rooms. The town has its own local nature reserve, many public footpaths including the Chiltern Hills, Ridgeway Path and the Oxfordshire Way with outstanding views of the surrounding area.

Schools: Local facilities include three highly reputed primary schools and the Lord Williams Comprehensive School which has been rated as outstanding by Ofsted. Excellent private and grammar schools are within easy reach.

Commuting: 14 miles east of Oxford, 10 miles south-west of Aylesbury, Thame is easily accessible from the M40 Junction 7 and 8. The nearest train station is Haddenham and Thame parkway.



PIKE SMITH & KEMP

13 High Street, Thame OX9 2BZ

Tel: 01844 218258

email: thame@pikesmithkemp.co.uk

Web: www.pskweb.co.uk

Thame - Marlow - Cookham - Maidenhead