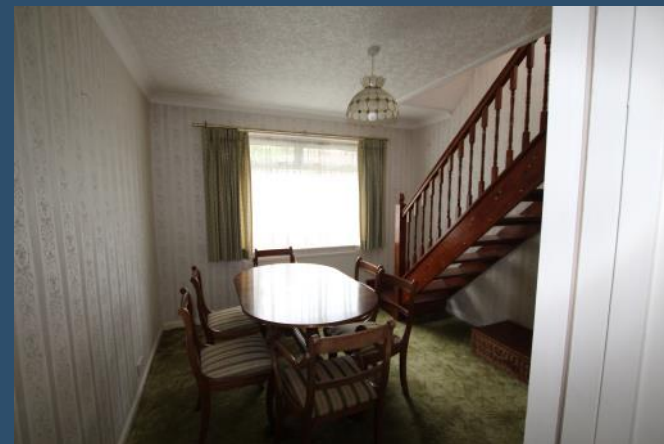


75 COTMORE GARDENS

THAME OXFORDSHIRE OX9 3NB



75 COTMORE GDNS

THAME, OXFORDSHIRE OX9 2FL

Set at the end of a quiet cul-de-sac location and within walking distance of the High Street is this wonderful three/four double bedroom detached bungalow in the heart of Thame. This is offered with NO ONWARD CHAIN and offers the potential for a renovation project or development opportunity.

Number 75 Cotmore Gardens is set in the pretty sought after market town of Thame and the property, although dated and in need of modernisation, has been well maintained and looked after by the current vendor.

The mature, secluded wrap around garden has two small separate outbuildings as well as a long drive with private garage. Internally the property has a fully fitted kitchen, three/four double bedrooms and a double aspect sitting room as well as a separate dining room. There is also a large conservatory with direct access to the garden. There is scope to extend and remodel, subject to planning, or for re-development of the current site. Being surrounded by areas of woodland the property also has lovely views; this really is a once in a lifetime opportunity to obtain a unique property.

Thame is a lively market town in the heart of Oxfordshire with many excellent facilities and shops as well as three highly reputable primary schools and an 'Outstanding' secondary school as rated by Ofsted. Haddenham and Thame Parkway railway station with services into London is just four miles away.

'FANTASTIC OPPORTUNITY TO CREATE A ONE-OFF BESPOKE HOME'



IN BRIEF

- Three/four bedroom detached bungalow in quiet end of cul-de-sac location
- Large secluded plot with garage and driveway
- Double aspect sitting room
- Close to the town's excellent amenities
- Renovation or development opportunity



OVERVIEW

- Three/four double bedrooms
- Bathroom/WC
- Double aspect sitting room
- Sunny conservatory with direct access to the garden
- Large secluded plot
- Front garden, garage, driveway
- Fantastic development/re-modelling opportunity
- Close to the town's excellent amenities
- CHAIN FREE

GUIDE PRICE:

£525,000

SUPPLEMENTARY INFORMATION

Services: Mains gas, electricity, drainage and water

Heating: Gas fired central heating to radiators

Energy Rating: Currently B (87) , Potentially B (87)

Environmental Impact Rating: Currently B (92), Potentially B (92)

Local Authority: South Oxfordshire District Council

Council Tax Band: C

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



The approximate total area for the elements of the property represented on the floorplan is 148 SqM (1590 Sq.Ft)

75 Cotmore Gardens, Thame, Oxfordshire, OX9 3NB

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.

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Thame - Marlow - Cookham - Maidenhead

